



TOWN OF BLACKSBURG, VIRGINIA
Consolidated Plan

Strategic Plan for years 2005 through 2009
and
Annual Action Plan for year 2005

Original

Presented to
U.S. Department of Housing and Urban Development
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PROPOSED

Consolidated Plan

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EXECUTIVE SUMMARY

Fundamental community needs such as housing, health services, public transportation, job availability, and child care are increasingly difficult for individuals to provide for, particularly for those of modest income (below 80% of the area's Average Median Income of \$53,800). Families that are low or moderate income by this standard are often burdened with housing-related costs of over 30 percent (and many are over 50%). This cost burden places an undue strain on the household's budgetary ability to provide for food, clothing, and other basic needs. This strain ultimately limits an individual or family's housing choice and often leads to an out-migration of the demographic fabric of a community. Teachers, university staff, service workers, law enforcement, skilled and unskilled laborers, among many others, move outside of the community in which they work and wish to live to seek more affordable housing.

The Blacksburg Consolidated Plan is an assessment of current Town conditions that recommends specific goals and objectives to accomplish over five years. The Department of Housing and Urban Development requires every community receiving Community Development Block Grant (CDBG) funding on an entitlement basis to complete a Consolidated Plan. The plan contains an evaluation of the housing market along with other housing related needs, non-housing community development needs, homeless needs, and identifies other barriers to low- and moderate income persons such as transportation and child care. Finally, based on these evaluations and input from citizens, the plan establishes priorities that will be used in allocating CDBG funds during the time period covered by the plan, 2005-2009.

The primary source of information available to the Town for this plan is the 2000 Census and information from local health and human service agencies. In an effort to more effectively evaluate current conditions, the Town also obtained information from current housing market data, local population estimates and other sources. Public input also weighed very heavily in the development of the plan. More than 120 people participated directly in the process over a period of three months and hundreds weighed in with letters, emails, and petitions. All comments received between March 15 – April 15, 2004 were distributed to all members of the Housing Advisory Board and Town Council. The Manager's Office was also copied on all public comments. The comments highlight a myriad of needs, desires, and deficiencies throughout the community and provide a rich context from which to develop a viable and effective housing and community development program.

Recommendations in the plan include providing funds for land acquisition, housing rehabilitation, downpayment assistance, economic development, code enforcement, homeless and child advocacy programs, low- and moderate income child care programs, parks and recreation improvements, expanded transit and paratransit services, fair housing education, neighborhood revitalization, and various housing services. These recommendations will be carried out over five years and expanded upon annually in the Annual Action Plan. The accomplishments will also be reported annually to the public.

I. MANAGING THE PROCESS

The Town of Blacksburg's Consolidated Plan provides specific planning guidance for Housing and Community Development activities for the community. By partnering with local and regional government agencies, non-profit and for-profit organizations, and the town's citizens, the Town of Blacksburg will address the area's need for decent housing, a suitable living environment, and expanded economic opportunities for low and moderate income persons.

Blacksburg's Office of Housing & Community Development is the lead agency overseeing the development of the Consolidated Plan and is responsible for partnering with other planning agencies, groups, organizations and persons participating in the Consolidated Plan's development. Partners include, but are not limited to, the following:

Blacksburg Citizens	New River Community Action
Town Manager's Office	New River Family Shelter
Planning & Engineering	NRV Agency on Aging
Public Information Office	NRV Cares / CASA
Parks and Recreation	NRV Habitat for Humanity
Montgomery County Health Department	Salvation Army of the NRV
Montgomery County Social Services	Valley Interfaith Child Care Centers
<i>New River Valley Current</i>	Women's Resource Center
New River Valley Planning District	U.S. Census Bureau
Community Housing Partners	City of Cheyenne, Wyoming
Child Advocacy Center of the NRV	City of Oshkosh, Wisconsin
Montgomery-Floyd Chapter of the American Red Cross	

The above participants played an integral role in the Consolidated Plan's evolution. Written responses concerning proposed activities for the five year planning period were received over a 30-day planning and public input period (March 15 – April 15, 2004). Additional public comments were received via phone, email, letters, in person, and through third parties prior to, and during, the development of the plan and its 30-day review period. These responses were integral in conducting needs assessments, developing a strategic plan to address the identified needs with available resources, and creating the plan's objectives. A communication network has been established that will serve to benefit the town and region in continuing to achieve mutual goals and objectives that have been identified in this plan for the initial five year scope and beyond.

II. Coordination

The Town anticipates continuing its coordination of human service funding with area social service agencies and charitable organizations as part of a collaborative public service funding consortium whose purpose is to better target the limited amount of human service dollars

available in the community. The Town will coordinate its housing efforts primarily with its community-based development organization (CBDO), Community Housing Partners. The Town will partner with other interested parties as funding and opportunities allow.

A consortium could be composed of representatives from the Town, County, Community Foundation, already established regional human service providers, and other charitable organizations.

Economic development activities will be primarily coordinated with the Blacksburg Partnership a non-profit development corporation. Redevelopment efforts will be coordinated with local organizations and citizens groups on an ad hoc basis based on the area and impact of proposed redevelopments.

Blacksburg's institutional structure will help to facilitate these partnerships and the implementation of the strategic plan. The following list includes all agencies that may have a role in addressing identified housing needs in the populations covered in this strategy.

Housing & Community Development: This office is the lead agency on this project and provides community planning, information resources and financial support for low and moderate income individuals, families, and organizations in a fair and equitable manner. The office provides access to and administration of Federal funds available for various projects, limited coordination of services and facilities to meet special needs particularly in fair housing, lead hazard reduction, provision of transitional housing and home ownership assistance programs. Housing & Community Development is responsible for the development and implementation of this Consolidated Plan.

Planning & Engineering: A Town planning, engineering, and inspections department that provides the primary planning services for the Town including development administration, long range planning, neighborhood planning, and historic preservation. The department also provides critical engineering services that help to plan, maintain, and construct the Town's public infrastructure. A GIS Division supports all Town functions that need or request services and information. The mapping in this plan is provided by the GIS Division.

Parks & Recreation: The Department provides intergenerational, social, recreational, health, cultural, and volunteer opportunities for persons of all ages and backgrounds. The Town's Senior Center, Community Center, Aquatic Center, parks, and all recreation programs are coordinated and managed by this agency.

Public Works: This agency maintains and constructs public infrastructure for the Town including but not limited to streets, sidewalks, trails, parks, stormwater, water and sewer lines/facilities, and special projects.

Police Department: The Police Department has a community-based crime prevention program and works with other Town departments to strengthen and improve neighborhoods through coordinated planning and local interactions with neighborhood groups.

Blacksburg Transit: Provides transportation for low income, elderly, and disabled people. Also provides affordable transportation for access to jobs, medical offices, childcare facilities, and Virginia Tech.

Community Housing Partners (CBDO): A local private non-profit agency that administers numerous housing programs and initiatives in addition to constructing affordable housing for rental and homeownership.

Montgomery County Health Department: The Health Department provides services in local health department clinics, schools, homes, and at other sites within the community. The overall goal is to promote health, prevent disease, and protect the environment.

Montgomery County Department of Social Services: DSS coordinates with the region's human service organizations to provide for various needs including housing assistance, temporary shelter, child care vouchers, substance abuse counseling, child advocacy, and many other services.

The Town feels that between these departments and agencies, along with numerous other public service agencies, there is a sufficient basis for addressing gaps in the existing institutional structure without the Town itself creating new entities to address this issue.

In terms of carrying out activities to address identified housing and community development needs, the Town will continue to work directly with the appropriate agencies to provide needed services and to better coordinate efforts. In addition, the development of a regional consortium could strengthen the basis for future allocations of CDBG Public Service and Housing related funding decisions.

The Town intends to be a part of any regional collaboration group or consortium and will routinely send a representative to participate in meetings. The goal of such a collaboration is to reduce duplication of services and overcome identified gaps.

III. Summary of Citizen Participation Process

In accordance with HUD regulations 24 CFR 91.100, the Town of Blacksburg consulted with other public and private agencies, some of which are mentioned above. The Town is committed to addressing these broad issues regionally to the extent possible whether agencies receive funding from the town's CDBG allocation or not. The Town works with local non-profit and local governments on a regional level routinely including helping to establish and participate in the Blacksburg-Christiansburg-Montgomery Metropolitan Planning Organization (MPO); the Virginia Tech / Montgomery Regional Airport Authority; water, sewer, and solid waste authorities; the New River Valley Planning District Commission (PDC); and various other regional programs and organizations.

In developing the Consolidated Plan, the Town began its public process with a very well advertised (in excess of the Citizen Participation Plan requirements) "public hearing" that was a

nine hour open house where the public was invited to drop-in at any point to learn more about CDBG programs, requirements, goals, and opportunities. It was at this meeting that over 95 citizens gave their suggestions, ideas, and concerns (see *Appendix C* Summary of Citizen Comments, March 15 – April 15, 2004). The public comment period was advertised from March 15th until April 15th to allow for additional input after the open house.

The Town advertised the open house by posting and distributing notices in English and Chinese. The town utilized direct mailing to well established neighborhood contacts (approximately 300 persons) and to areas with known LMI populations or Section 8 housing (over 600 addresses), WTOB Channel 2 (public access television), the *New River Current* regional news publication, the town's website, and Blacksburg Alert (the town's new state-of-the-art public notification system). Town staff also sent email notifications to all parties who had expressed interest in CDBG programs as a result of its ongoing Roanoke-Lee Street Community Improvement Grant with the Virginia Department of Housing and Community Development (DHCD).

The Town also used its Housing Advisory Board (developed for the DHCD project) as a sounding board and voluntary reviewer of public input received prior to submitting recommendations to Town Council. This provided at least three additional public meetings at which input was encouraged and received. Council conducted a work session on the recommended projects for the plan prior to completing the draft.

A second open house meeting was conducted on May 3, 2004 from 7-9 P.M. for the community to review the proposed Consolidated Plan. Notices were sent for the three Housing Advisory Board meetings and the second open house to all neighborhood contacts and attendees from the first open house. Additionally, notices were sent out via WTOB Channel 2, Blacksburg Alert, the town's website, and email.

This input helped to complete the plan that went on public review from May 7th until June 8th. The plan was posted on the homepage of the town's website and publications were available at the Blacksburg Library, Public Information Office, Housing & Community Development Office, and the Town Manager's Office.

The Housing Advisory Board reviewed the plan on May 6th and recommended its approval. Town Council conducted a public hearing on June 8th and then adopted the plan.

The Citizen Participation Plan meets or exceeds all HUD requirements per 24 CFR 91, but these requirements represent the bare minimum procedures that the Town is committed to pursuing. The Town of Blacksburg has a long and proud history of active citizen participation. This history will be strengthened and expanded to the extent practicable for all CDBG initiated programs.

The Citizen Participation Plan encourages meaningful public communication and interaction by:

- ☐ Encouraging citizens, particularly low-to-moderate income persons, to participate in the development of the Consolidated Plan, and amendments to the Plan, and the Consolidated Annual Performance & Evaluation Report (CAPER).

- ❑ Providing for timely and reasonable access to information on CDBG programs including the amount of assistance the Town anticipates annually (\$774,000), the range of activities that may be undertaken, the amount expected to benefit LMI persons or areas, and plans to minimize displacement of persons and displacement assistance.
- ❑ Defining a specific public meeting process that allows for meaningful and numerous public comment periods, including two formally advertised public hearings and a 30 day public review period.
- ❑ Providing technical assistance to groups representative of low-and moderate income persons that request assistance in developing proposals for funding assistance under any Consolidated Plan programs.
- ❑ Responding in a timely and appropriate manner, in writing, to complaints from citizens related to the Consolidated Plan, amendments to the Plan, or the CAPER.

Please reference the Town's Citizen Participation Plan in *Appendix C* of this document for more details on the Town's participation and public hearing procedures.

IV. STRATEGIC PLAN

A. Priority Needs Analysis

The purpose of this five year plan is to bring needs and resources together in a coordinated housing and community development strategy. These recommended strategies will form the base from which the town will begin to address the needs of primarily low- and moderate income (LMI) persons, primarily with the Town of Blacksburg. These strategies will provide decent housing; create suitable living environments, and expand economic opportunities, particularly for LMI populations within the community. This strategic plan covers a period from July 1, 2004 (FY 2005) until June 30, 2009 (FY 2009).

This section conducts a detailed analysis of the Town's housing market, housing needs, homeless needs, and an overview of special populations and community development needs in order to effectively address those needs and develop the recommended objectives and projects identified in this plan. When reviewing this section it should be emphasized that the needs that are identified for the Town of Blacksburg with regard to these community issues are much greater than what can be adequately addressed by the \$774,000 in Community Development Block Grant (CDBG) funds that are allocated to the Town on an annual basis. Even with future use of Section 108 funds to leverage these CDBG funds, there will be a gap between the identified needs in community development and human services and the availability of resources. With that caveat, these funds can and will be used to make much needed progress in these important areas to serve our LMI populations and the community at-large. The analysis performed here is the beginning of, and forms the basis for, this process.

B. HOUSING MARKET ANALYSIS

General Characteristics

This analysis is broken into three sections, the first addressing the housing market and inventory in general, the second addressing renter-occupied housing, the third addressing owner-occupied housing. Unless otherwise stated, all figures are directly derived from the 2000 Census.

GENERAL HOUSING MARKET DATA

Blacksburg had a total of 13,732 housing units in 2000. Of these, 13,162 were occupied and 570 were vacant (4%). Of the occupied units, 3,949 were owner-occupied (30%) and 9,213 were renter-occupied (70%).

There were 1,875 additional housing units in 2000 as compared with 1990. The renter / owner ratio (70 / 30) and overall vacancy rate (4%) have remained fairly constant over the last decade, although the number of renter's have increased slightly and the vacancy rate has increased in recent years (from 2 to 4%).

TOWN OF BLACKSBURG NEW DWELLING CONSTRUCTION 1990 to 1999				
	Single Family	Duplex		Multifamily
Year	Units	Structures	Units	Units
1990	48	0	0	108
1991	28	0	0	87
1992	30	0	0	120
1993	64	0	0	0
1994	44	0	0	46
1995	38	1	2	101
1996	33	1	2	119
1997	50	2	4	194
1998	84	12	24	333
1999*	47	9	18	251
TOTALS	466	25	50	1359

Source: Town of Blacksburg Building Inspection Services Division

* Through December of 1999

Table IV-B-1

Summary of Population Growth and Housing Production

1990 POPULATION	34,658 (U.S. Census)
2000 POPULATION	39,573 (U.S. Census)
POPULATION GROWTH 1990-2000	4,915
TOTAL DWELLING UNITS PER 2000 Census.....	13,732
TOTAL ADDITIONAL UNITS 1990-2000	1,875
TOTAL UNITS AS OF Jan. 1, 2004	14,104 (Town of Blacksburg)

POPULATION

In 2000 the Town had a total population of 39,573. The 2004 estimate of Town population, provided by the Blacksburg Planning & Engineering Department, lists the Town's population at 41,065. This increase of 1,492 persons constitutes a 3.8% population increase since 2000. This growth rate is consistent with the 1% per year rate experienced by the Town as a whole during the past decade. There was only a minor increase of 821 university students from 1990 to 2000.

Subtracting the 821 students, from the total 1990-1999 growth of 4,915, leaves 4,094 non-students requiring housing in Town this past decade. Applying the 2000 Census figure of an average of 2.37 persons per occupied housing unit, this growth shows a need for 1,728 additional dwelling units (*Table IV-B-1*).

According to the Town building permits issued, an additional 1,875 dwelling units were constructed from 1990 to October 1999. Of these, at least 75% appear to be rental units.

From a market perspective, it appears that the production of new dwelling units is ahead of the demand. This is especially true of rental units in multifamily structures. Two main market responses are anticipated: (1) in the short term there will be a higher vacancy rate and possibly a drop in rents, and (2) in the long term there will be a decrease in the creation of rental units until an equilibrium between the supply and demand of housing units is reached.

INCOME AND HOUSING COSTS

The 2000 median household income for the Town of Blacksburg was \$22,513, which translates into a monthly income of \$1,876. It should be noted that this median is skewed significantly lower due to the large number of college students that comprise the Town's population (26,000).

The 2000 Town median gross rent of \$553 is 30% of the monthly median income for the same year. The 2000 Census indicated that 39% of all renters were paying less than 30% of their gross monthly income for selected housing costs. This makes rental property in Blacksburg fairly affordable and stable over this time period for the target market student population. That does not necessarily make this median rent affordable to LMI households.

A more reliable indicator may be that 33% of owners who earn less than \$50,000/year were paying more than 35% of their monthly income for selected housing costs. This indicates that there is a significant housing cost burden and affordability issue for low and moderate income individuals. Selected monthly owner costs is the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels. It also includes where appropriate, the monthly condominium fees or mobile home costs.

Monthly Owner Costs and Monthly Income

	1990 Census	2000 Census
% of Monthly Income spent on Selected Monthly Owner Costs for Mortgaged Home	18.6%	19.1%
% of Households that pay 0-24% of Monthly Gross Income for Selected Monthly Owner Costs	74.2%	70%
Ratio of Median Home Values to Median Income	5.0	6.4

Source: 1990, 2000 Census

Table IV-B-2

The median selected monthly owner cost for a mortgaged home in 2000 was \$1,016 – or 54% of the median monthly gross income. The median owner cost on homes with mortgages was 48% of median income in 1990. Also in 1990, the Census indicated that 74% of all owner-occupied households were paying 24% or less of their monthly gross income for selected housing costs. This statistic did not change significantly in 2000 as 70% of all owner-occupied households had selected monthly owner costs of 0-24% of monthly gross income. It is also interesting to note that the median 2000 home value of \$144,000 was 6.4 times larger than the annual median household income, while the 1990 home value was 5.0 times the annual median income. While these figures indicate a decrease in housing affordability, the good news is that a large segment of the owner population is not cost burdened (*Table IV-B-2*).

Table IV-B-3 comparing 1990 and 2000 median income with various housing cost factors shows that there was an increase in housing costs during the 1990's and there was also a slight increase in median income. However, the median household income in Blacksburg is skewed by the large student population who report little to no income making the census reported Median Household Income appear low.

1990 – 2000 COMPARISON OF SELECTED HOUSING COST FACTORS

	1990	2000
Median Household Income	\$18,592	\$22,513
Median Home Value	\$93,100	\$144,000
Median Owner Cost (House with mortgage)	\$750	\$1,016
Median Gross Rent	\$417	\$553

Source: 1990, 2000 Census

Table IV-B-3

The data seems to point to an unbalanced relationship between household income and housing costs in the Town of Blacksburg from 1990 to 2000, with a decrease in affordability for owner-occupied households, and a definite affordability problem for more than half of all renter households.

According to this data, it appears that both rental and owner-occupied housing in Blacksburg is generally unaffordable to a median income family. The 1999 median Town income was \$47,500 per year for family of four. Thirty percent of the monthly income would be \$1147. When figuring an interest rate of 8.25% with a 30-year mortgage and a down payment of 4%, a family of median income could afford a home costing \$114,888.

AREAS OF CONCENTRATION OF LOW INCOME HOUSEHOLDS

For the purpose of this plan, the Town of Blacksburg defines areas of concentration of low income households to be low- and moderate income (LMI) block groups. These areas of concentrated low income households are shown on *Map-IV-B-1*.

HOUSING TENURE

The following tables provide information on tenure and occupancy.

TENURE BY CENSUS TRACT

TRACT	POP.	2000 UNITS	ALL OCCUPIED UNITS	OWNER- OCCUPIED		RENTER- OCCUPIED	
201	8,248	11	No Data	No Data	No Data	No Data	No Data
202	6,980	3,288	3135	794	25.3%	2341	74.7%
203	4,332	2,622	2547	940	36.9%	1607	63.1%
204	2,857	2,879	2770	562	20.3%	2208	79.7%
205	4,682	1,992	1955	1070	56.3%	855	43.7%
206	1,403	2,278	2188	919	42.0%	1269	58.0%
207	5,892	2,570	2399	810	33.8%	1589	66.2%

Note: Tract 201 is the Virginia Tech Core Campus which has approximately 8,248 students, all of whom are presumed to be LMI. The Census data only shows 11 units however.

Table IV-B-4

PERCENTAGE OF OWNER-OCCUPIED UNITS TOWNWIDE: 30%

PERCENTAGE OF RENTER-OCCUPIED UNITS TOWNWIDE: 70%

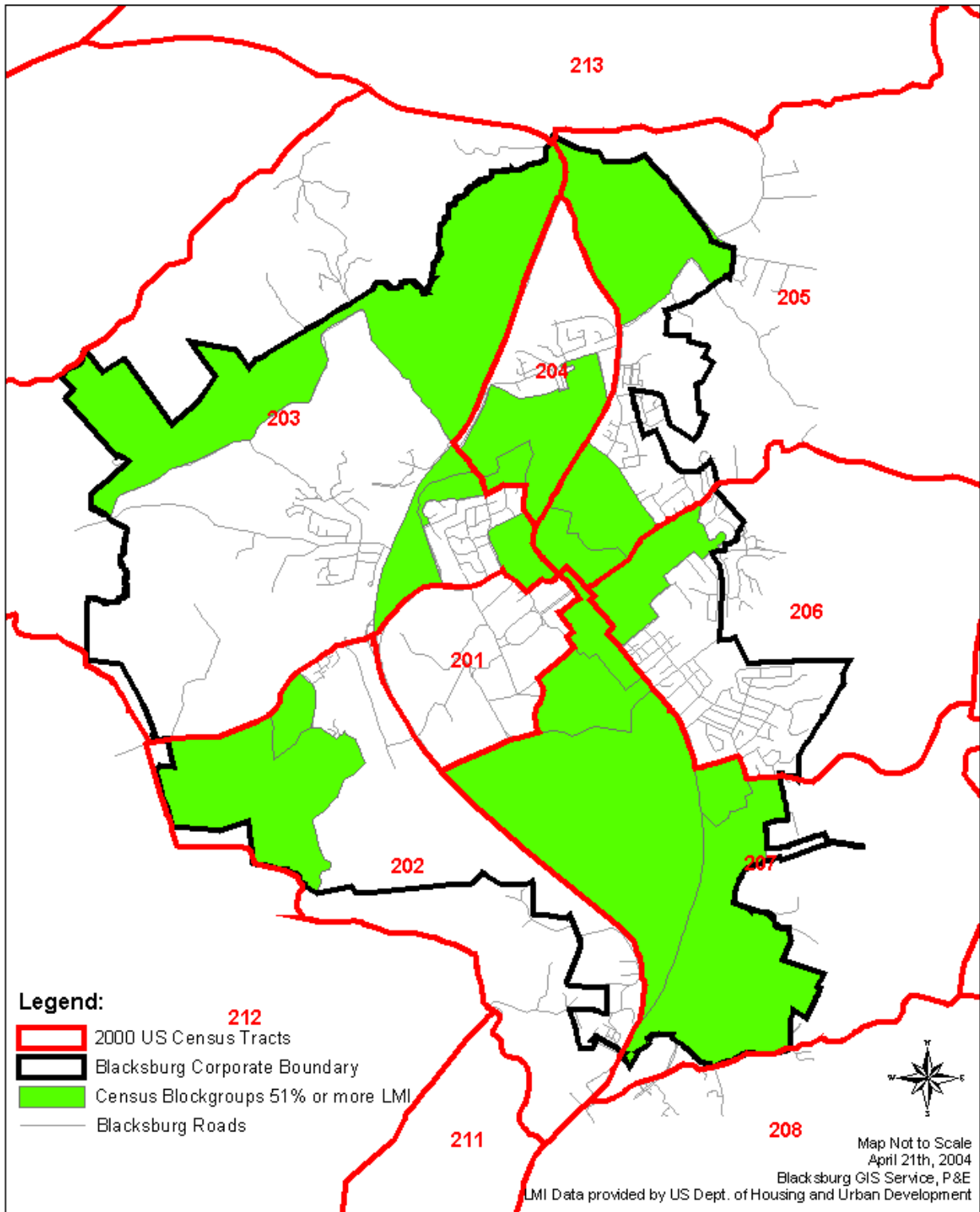
TENURE BY NUMBER OF BEDROOMS PER DWELLING UNIT

			OCCUPIED		
	UNITS	VACANT	TOTAL	OWNER	RENTER
1 bedroom	389	15	374	0	374
2 bedrooms	879	34	845	12	833
3 bedrooms	1,739	67	1,672	18	1,654
4 bedrooms	2,804	108	2,696	286	2,410
5 bedrooms	2,580	99	2,481	519	1,962
6+ bedrooms	5,278	203	5,075	3,106	1,969
TOTAL	13,732	589	13,143	3,941	9,202

Table IV-B-5

Table IV-B-5 shows that there are a relatively large number of rental units with four or more bedrooms. This rental housing primarily serves more than 16,000 estimated off-campus students who live in Town and tend to prefer living with three or more roommates to reduce rent costs. This is a potential problem for low income large families, as they are competing directly with the student population for rental housing.

TOWN OF BLACKSBURG CENSUS TRACTS



Map IV-B-1

According to the 2000 Census there were 334 large related (5 or more people) households in the Town of Blacksburg. Of the 334 large households, 40% are low income and of that percentage 20% are extremely low income. Forty-six percent of all rental units have four bedrooms or more, however the majority of these units are rented by students. There are only 189 (1.4% of all households) large related households that rent and compete for the rental units with four or more bedrooms. The Census data indicates that there are adequate rental units for large families, but 26% of low income large family households are cost burdened.

TENURE BY PERSONS IN UNIT

	TOTAL UNITS	OWNER- OCCUPIED	RENTER- OCCUPIED
1 person	3,535	893	2,642
2 persons	4,622	1,570	3,052
3 persons	2,319	538	1,781
4 persons	2,275	737	1,538
5 persons	318	159	159
6 persons	46	24	22
7+ persons	28	20	8

Table IV-B-6

Table IV-B-6 shows that 8,157 households, or 64% of the households in the Town, were one and two person households.

HOUSING RENTING PERCENTAGE BY CENSUS TRACTS

TRACT	PERCENTAGE
201	No Data
202	71.2%
203	36.9%
204	76.7%
205	42.7%
206	55.7%
207	61.8%

Table IV-B-7

Table IV-B-7 illustrates that all but one tract (tract 201) has a high renter rate. This is primarily due to the large University population present in the Town. As many of the Town's census tracts are LMI and each have a high renter percentage, a positive correlation exists between the high proportion of renters and low to moderate income tracts. Census Tract 201 contains the University Core Campus and data was not provided by the Census on renter rates or LMI information, however it can be assumed that all housing on-campus is renter. Only tract 203 has a lower than average renter rate in Town. This is primarily because it contains a largely undeveloped portion of Town (the Tom's Creek Basin), however this tract does contain a significant number of LMI individuals.

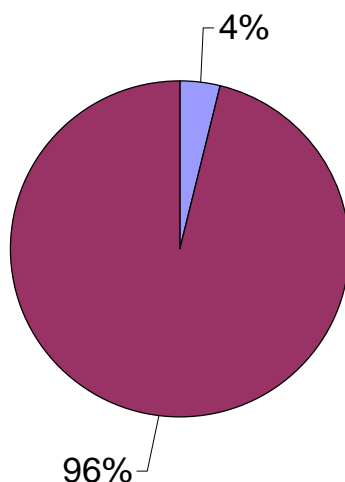
TENURE STATUS OF PRE-1940 UNITS BY CENSUS TRACT

2000 LMI TRACT	TOTAL OCCUPIED PRE 1940	% PRE 1940 UNITS	PRE 1940 UNITS OWNER	PRE 1940 UNITS RENTER
202	38	1.2%	0	38
203	81	3.2%	35	46
204	9	0.3%	0	9
205	116	6.0%	51	65
206	154	7.0%	57	97
207	234	9.8%	111	123
TOWN	632	4.8%	254	378

Table IV-B-8

The bulk of the pre-1940 dwellings are located towards the center of Town near the two historic districts (See *Map IV-B-2*). However as illustrated in *Chart IV-B-1* the bulk, 96%, of Blacksburg's housing stock was built after 1940. Refer to the Lead-Based Paint Hazard section of this chapter for more on the correlation between the age of housing and lead-based paint hazards.

Percent of Housing Stock Built pre-1940



Housing Stock pre-1940
 Housing Stock post-1940

Chart IV-B-1

CONDITION OF HOUSING STOCK

As indicated above, only four percent of all housing units in Blacksburg were built prior to 1940. Over 40% have been built since 1980. The relatively small proportion of older housing units reinforces the real estate market's effect on affordable housing in that older units are generally more affordable. Many of the Town's older structures are of such a construction and condition that they have been designated as, or merit, historic recognition. However, older units also require more maintenance than a new home and since many housing units have been built since 1980 the Town's lead based paint issues are lessened, among many other problems that are expensive to correct with older homes.

AGE COMPOSITION OF HOUSING STOCK

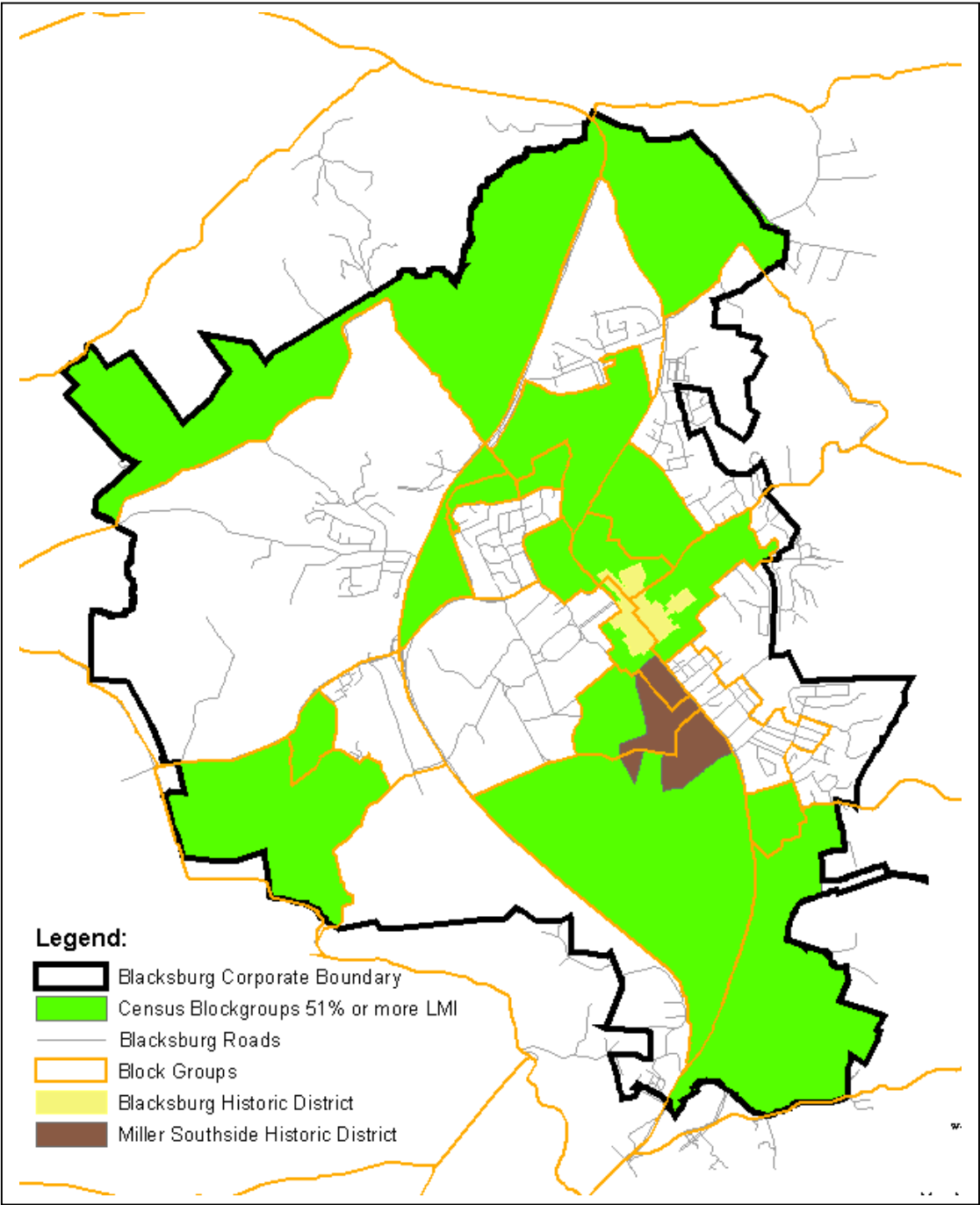
YEAR BUILT	TOTAL UNITS	% OF ALL HOUSING	TOTAL	OCCUPIED UNITS	
				VACANCY RATE (2000)	RENTER/OWNER % (2000)
1999-3/00	386	2.5	371	4%	70 / 30
1995-1998	1,333	8.5	1280		
1990-1994	1,359	8.6	1305		
1980-1989	3505	22.2	3365		
1970-1979	4888	31.0	4692		
1960-1969	2050	13.0	1968		
1940-1959	1,563	9.9	1500		
PRE 1940	656	4.2	629		

Table IV-B-9

In Blacksburg, 70% of all occupied housing units were renter-occupied. This is not unusual for university communities although Blacksburg's rental occupancy rate is the second highest in the state to Quantico. There is also a strong correlation between age and the proportion of renters occupying those units as most renters in the Town are Virginia Tech students.

There is a correlation between the Town's two National Register Historic Districts and low- and moderate income areas. The Blacksburg Historic District, in particular, has older housing and is in need of neighborhood revitalization to capitalize on affordable housing and access to the university and downtown areas.

Blacksburg's National Register Historic Districts in LMI Areas



Map IV-B-2

Substandard Units

The Town has developed the following definitions for the purpose of this Plan:

Substandard housing unit: 1) a residential property having one or more structural, electrical, plumbing, or heating code violations that pose a risk to health and safety; 2) a residential property which has no code violation posing a threat to health and safety but whose exterior appearance constitutes blighting influence on the neighborhood.

Substandard housing unit suitable for rehabilitation: a residential property where the substandard conditions as defined above can be corrected at a cost that does not exceed 75% of the post rehabilitation value of the property.

Substandard housing unit not suitable for rehabilitation: a substandard property in such a condition that the cost of correcting the substandard conditions will exceed 75% of the post rehabilitation value of the property.

The Town does not have comprehensive, inspection-based data on the structural condition of our housing stock. The Town does have a systematic door-to-door inspection program in place in select areas; however this inspection program only applies to rental properties in specified areas (mostly single-family residential neighborhoods) and therefore only provides information on the housing conditions of those rental properties in selected areas of Town. Therefore the following data is a rough estimate of the number of housing units which are and are not suitable for rehabilitation, regardless of tenancy. This rough estimate is provided by the Town Building Official.

**ESTIMATE OF SUBSTANDARD UNITS AND REPAIRABILITY
(ALL UNITS)**

YEAR BUILT	TOTAL UNITS	ESTIMATED SUBSTANDARD		SUITABLE FOR REHABILITATION	
		PERCENT	TOTAL	PERCENT	TOTAL
1990-1999	3078	2%	61	100	61
1980-1989	3505	5%	175	100	175
1970-1979	4888	20%	977	100	977
1960-1969	2050	50%	1025	95	974
1950-1959	1023	50%	512	90	461
1940-1949	540	50%	270	90	243
PRE 1940	656	65%	426	90	383

Table IV-B-10

The high estimate for substandard housing prior to 1970 is primarily due to the lack of an adopted building code prior to 1973. Virginia's adoption of a building code in 1973 dramatically increased the quality of new construction in Town. In addition, the high estimate of substandard housing is also attributed to the high student rental rates in the older sections of Town.

Housing suitable for occupancy by elderly families, disabled families (including need for modifications), and families with children.

In determining the suitability of housing for occupancy by elderly and disabled families, the Town would need to have data on the number of currently accessible units, those which could be made accessible, as well as the accessibility needs of the elderly and disabled populations. The realistic tenancy status of these families, the cost of accessible and potentially accessible housing, and the number of elderly and disabled families needing accessible housing would also need to be known. The Town has none of this data and therefore cannot draw any reasonable conclusions.

LEAD-BASED PAINT HAZARD

The Town has 9,157 dwelling units constructed prior to 1980 (67% of all dwellings). Houses constructed after 1980 generally do not contain lead-based paint, but with the rehabilitation of houses constructed prior to 1980, the Town presumes the existence of lead-based paint in the home. As discussed elsewhere in the plan, many of the dwellings most suitable for rehabilitation are in older sections of Town (e.g., Roanoke-Lee, Kabrich, Montgomery-Progress, etc.). In addition, housing built before 1950 poses the greatest hazard for children because of the likelihood for lead-based paint. For that reason, the Town presumes that all low- and moderate income households contain at least some lead paint (7,922 LMI households or approximately 60% of all households). All contractors that work on CDBG-related rehabilitations are required to have lead safety training certifications.

It should be stressed that not all units with lead-based paint pose lead paint hazards. Lead paint presents a health hazard primarily to children under the age of seven and then mainly when lead paint is not in good condition and when housekeeping skills and nutrition are poor. For these reasons, the mere presence of lead-based paint in all of the estimated units does not constitute a significant problem in and of itself. The only way to determine the lead-based paint hazard is to test for the presence of lead in household dust, soil, paint, etc, and to evaluate the condition of the paint containing lead. There has been no comprehensive testing for lead hazards in residential properties in the Town and therefore, it is not possible to determine the actual lead paint hazard.

Reported Cases of Elevated Blood Lead Levels

Blood levels are measured in micrograms per deciliter as determined by a venous puncture blood sample. The Montgomery County Health Department reports that from 1994-1996 there was only one case of an elevated blood lead level reported for a child. In the same period, there were nine other reported cases in the New River Valley Health District. The Health Department is currently working on their screening techniques for testing elevated blood levels, but reports no significant health risk associated with lead-based hazards in the region. Other Health Departments throughout the state report comparatively higher rates. For example, the average rate in Virginia was 76.1 per 100,000 children ages 0-9 years in 1995 while in Richmond it was 583.1, Roanoke was 433.2, the New River Valley was 12.2, and Montgomery County was 0.0.

Significant progress has been made across the United States in reducing the rate of childhood lead poisoning by removing lead from gasoline, paint, and plumbing; improved water treatment; removing lead solder from food cans; and reducing lead-based paint hazards in homes. This advancement in the public's health and safety, along with the area's relatively newer housing stock, may account for the Health Department's low reported elevated blood lead levels.

AREAS OF RACIAL/ETHNIC CONCENTRATION

For the purposes of this plan, the Town defines an area of racial/ethnic concentration as follows: a census tract having a combined total of all racial and ethnic minorities that exceeds 15% of the total population for that tract.

Racial and ethnic groups include the following classifications used in the 2000 Census – Black or African American (non-Hispanic), American Indian or Alaska Native (non-Hispanic), Asian, Hawaiian and Other Pacific Islander (non-Hispanic), some other race (non-Hispanic), and persons of Hispanic or Latino Origin (of any race).

According to the Census, racial/ethnic minorities comprised 16% of the population of Blacksburg, or 6,179 persons. Minorities appear to be well distributed throughout the community as shown in *Table IV-B-11*.

DISTRIBUTION OF RACIAL/ETHNIC POPULATION IN BLACKSBURG

CENSUS TRACT	2000 TOTAL POPULATION	TOTAL RACIAL/ETHNIC POPULATION	PERCENT RACIAL/ETHNIC POPULATION
201	8,248	1,249	15.1%
202	6,980	1,231	17.6%
203	5,712	924	16.2%
204	7,707	1,215	15.8%
205	4,748	413	8.7%
206	4,699	506	10.8%
207	5,593	888	15.9%

Table IV-B-11

The Town has all but two Census tracts with a racial/ethnic population greater than 15% of the total population for the tract. The Town's largest minority population is made up of Asian persons (8%). African Americans were the second largest minority group (4%).

Blacksburg does not appear to have areas of racial or ethnic concentration based on this data and the Town's definition of areas of racial/ethnic concentration.

HOUSING STOCK INFORMATION BY TENURE

RENTER DATA

Affordability

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999

Percentage Of Household Income	Number of Units	Percentage
0-19%	2078	22.6
20-24%	847	9.2
25-29%	640	7.0
30-34%	637	6.9
35%+	4,497	48.9
Not computed	496	5.4

Table IV-B-12

Table IV-B-12 shows that 56% of the renter households were rent burdened (paying 30% or more of their monthly income for gross rent). *Table IV-B-13* indicates the relatively low number of elderly households, yet a comparatively large number of those elderly are cost burdened.

AGE OF HOUSEHOLD BY GROSS RENT AS A PERCENTAGE OF INCOME IN 1989

% OF INCOME	AGE OF HOUSEHOLDER	
	15-64	65+
<20%	2,016	62
20-24%	838	9
25-29%	613	27
30-34%	612	25
35%+	4,429	68

Table IV-B-13

Table IV-B-14 indicates that most one bedroom units fall into the \$300-499 per month category, but two and three bedroom units are likely to be in the higher \$500-749 price range.

BEDROOMS BY GROSS RENT

CASH RENT	NUMBER OF BEDROOMS			
	NONE	1	2	3+
\$0-199	9	100	29	81
\$200-299	35	94	169	152
\$300-499	285	833	930	662
\$500-749	108	795	1962	1016
\$750-999	0	28	141	867
\$1,000+	20	42	71	606
MEDIAN GROSS RENT - \$553.00				

Table IV-B-14

Large Family Units/Overcrowding

Table IV-B-15 illustrates the relatively small number of owner units having 2 or fewer bedrooms as compared to renter-occupied units having the same number of bedrooms. There is a notable decline in the number of 5+ bedroom units. This is largely due to the Town's occupancy requirement for multifamily zoning districts to 4 or fewer unrelated individuals.

BEDROOMS PER UNITS FOR OWNER AND RENTER-OCCUPIED UNITS			
# OF BEDROOMS	TOTAL	OWNER	RENTER
NO BEDROOMS	456	0	456
1 BEDROOM	1,934	27	1,907
2 BEDROOMS	3,951	587	3,364
3 BEDROOMS	3,648	1,806	1,842
4 BEDROOMS	2,816	1,264	1,552
5+ BEDROOMS	338	257	81

Table IV-B-15

Single Room Occupancy Units

The Town of Blacksburg considers Single Room Occupancy (SRO) units Rooming Houses. All Rooming Houses must be licensed by the Town Building Inspection Department in accordance with Town ordinance. As of September 1999 there were 21 licensed Rooming House structures with a total of 198 rooms.

Further analysis of Rooming House occupancy in 1999 indicates that college students occupy 79 of the rooms, and 119 of the rooms are used for other portions of the population. The Town recognizes the importance of SRO's for extremely low and very low income persons and special populations. The Town will continue to monitor the number of SRO's on an annual basis.

1999 Rooming Houses

Year	# of Rooming Houses	Total # of units	# of student occupied units	# of units available
1999	21	198	79	119

Source: Town of Blacksburg Building Inspection Services Division

Table IV-B-16

OWNER DATA

Affordability

The following tables provide an overview of affordability indicators regarding owner-occupied homes according to the 2000 Census.

VALUE OF OWNER-OCCUPIED HOUSING UNITS

VALUE	UNITS	PERCENT
\$0-19,999	277	7
\$20,000-29,999	60	1.5
\$30,000-49,999	57	1.5
\$50,000-69,999	198	5.0
\$70,000-89,999	267	6.8
\$90,000-99,999	205	5.2
\$100,000- 124,999	585	14.8
\$125,000-149,999	715	18.1
\$150,000-174,999	511	13.0
\$175,000-199,999	281	7.1
\$200,000+	785	19.9
	3,941	100
MEDIAN VALUE -\$144,00		

Table IV-B-17

SELECTED MONTHLY OWNER COSTS FOR HOUSES WITH A MORTGAGE

MONTHLY COST	UNITS	PERCENT
Less than \$300	0	0
\$300-499	77	2.3
\$500-699	204	6.1
\$700-999	820	24.6
\$1000-1499	767	23.0
\$1500-1999	308	9.2
\$2000+	92	2.8
	2268	68% with a mortgage
MEDIAN OWNER COSTS FOR MORTGAGED HOMES - \$1,016		

Note: the census defines selected monthly owner costs as "the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels."

Table IV-B-18

**HOUSEHOLD INCOME IN 1999 BY SELECTED MONTHLY OWNER COSTS
AS A PERCENT OF 1999 HOUSEHOLD INCOME**

INCOME	PERCENTAGE OF HOUSEHOLD INCOME				
	0-19%	20-24%	25-29%	30-34%	35%+
<\$10,000	8	27	17	0	110
\$10,000-19,999	53	33	8	16	120
\$20,000-34,999	74	35	54	49	90
\$35,000-49,999	218	82	70	31	15
\$50,000+	1768	253	92	50	38
TOTAL	2121	335	241	146	373

Table IV-B-19

Based on these statistics, an obvious affordability issue is not readily apparent. It is interesting to note that, at the time of the Census, there were more units priced above \$200,000 than in any other price range. This trend has continued, if not increased since 2000. It is also interesting that most home owners have mortgages in the range from \$700-1500/month. This wide range represents 69% of all home owners with mortgages. Finally, 16% of homeowners were cost burdened based on the above information. While this percentage seems manageable it represents 519 households, most of which are in the low- and moderate income levels (under \$35,000).

Housing affordability (paying more than 30% of monthly income for housing costs) may be an increasing problem for median income households who are first time buyers and appears to be a definite problem for households with incomes below median.

**1999 TOWN OF BLACKSBURG HOME SALE AND INCOME DATA
AFFORDABLE HOUSING ANALYSIS**

Yearly Income/ % of Median/ # in house	30% of Monthly Income	\$150 Deduction for Utilities (PITI)	Affordable Mortgage/ Principle + Interest	Amount of Down Payment (4%)	Affordable Sale Price	% of Homes in Price Range Sold in 1999
\$47,500/ 100%-4-per.	\$1,187	\$1,037	\$110,470/ \$829.60/mo.	\$4,418	\$114,888	25%
\$38,000/ 80%-4 per.	\$950	\$800	\$85,219/ \$640.00/mo.	\$3,408	\$88,627	26%
\$28,020/ 60%-4 per.	\$700	\$550	\$58,588/ \$440.00/mo.	\$2,343	\$60,931	24%
\$23,750/ 50%-4 per.	\$594	\$444	\$47,296/ \$355.20/mo.	\$1,892	\$49,188	11%

Table IV-B-20

- 8.25% interest rate was used and was the rate for October 27, 1999 for a 30 year fixed rate conventional mortgage
- 4% was used as the down payment, a local lender indicated this was the normal down payment
- 20% of housing costs were used for taxes and insurance
- 80% of housing costs were used for principal and interest
- based on MLS year to date sales through October 26, 1999 according to MLS for Town of Blacksburg

- based on HUD 1999 median income
- PITI= Principal, Interest, Taxes, and Insurance

Table IV-B-20 above illustrates the affordability of homes in Blacksburg for a family of four at 100%, 80%, 60%, and 40% of the median income in 1999. It would appear from the analysis that home ownership is attainable for these income levels. Housing prices since 1999 have increased significantly however and there limits the usefulness of this analysis. The analysis also doesn't take into account the difficulty people may have coming up with a down payment and closing costs, which may make owning a home less attainable. Finally, any assumption that houses in these prices ranges are generally suitable for families of four is inaccurate and does not accurately reflect Blacksburg's student demographic.

BLACKSBURG MLS SINGLE FAMILY HOME SALE INFORMATION					
YEAR	AVERAGE PRICE	MEDIAN PRICE	AVERAGE DAYS ON MARKET FOR MEDIAN	OVERALL MEDIAN DAYS ON MARKET	AVERAGE NUMBER OF BEDROOMS IN MEDIAN RANGE
1995	\$83,136	\$70,000-\$79,999	113 days	91 - 120 days	2.99 bedrooms
1996	\$79,681	\$70,000 - \$79,999	99 days	61 – 90 days	3.02 bedrooms
1997	\$83,759	\$60,000 - \$69,999	115 days	91 – 120 days	2.99 bedrooms
1998	\$89,289	\$70,000 - \$79,999	93 days	61 – 90 days	3.05 bedrooms
1999*	\$96,973	\$80,000 - \$89,999	95 days	91 – 120 days	3.04 bedrooms

Source: Blacksburg Multiple Listing Service

Table IV-B-21

Table IV-B-21 indicates that there was a 17% increase in the average value of single family homes actually sold from 1995 through 1999. Once again, the housing market in Blacksburg has increased significantly since 1999 and houses in these price ranges are increasingly rare. The Town was unable to obtain more up to date statistics for this analysis. Town staff estimates that the average number of days on the market has decreased even as housing prices continue to rise. The bedroom median is consistent with Town estimates of 2.37 persons per household on average.

HOUSING MARKET ANALYSIS CONCLUSIONS

While there are certainly many statistics available for the housing market analysis, many are increasingly dated as housing trends may have changed significantly in the past five years. There are not strong trends indicating an affordability problem in this data. The Housing Needs Assessment parses the data differently however to better examine the sensitive nature of housing affordability, particularly in a large university community such as Blacksburg.

C. Housing Needs Assessment

Housing Problems Output for -All Households

Name of Jurisdiction: Blacksburg town, Virginia			Source of Data: CHAS Data Book			Data Current as of: 2000					
	Renters					Owners					
Household by Type, Income, & Housing Problem	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
1. Very Low Income(Household Income ≤50% MFI)	100	783	58	4,384	5,325	239	160	10	256	665	5,990
2. Household Income ≤30% MFI	50	446	54	2,559	3,109	94	59	0	162	315	3,424
3. % with any housing problems	100.0	74.4	92.6	85.7	84.5	57.4	59.3	N/A	84.6	71.7	83.3
4. % Cost Burden >50% and other housing problems	0.0	4.5	0.0	0.4	1.0	0.0	0.0	N/A	2.5	1.3	1.0
5. % Cost Burden >30% to ≤50% and other housing problems	0.0	0.0	0.0	0.0	0.0	0.0	0.0	N/A	0.0	0.0	0.0
6. % Cost Burden ≤30% and other housing problems	20.0	8.5	0.0	0.4	1.9	10.6	0.0	N/A	0.0	3.2	2.0
7. % Cost Burden >50% only	20.0	54.7	37.0	78.5	73.5	10.6	59.3	N/A	70.4	50.5	71.3
8. % Cost Burden >30% to ≤50% only	60.0	6.7	55.6	6.4	8.2	36.2	0.0	N/A	11.7	16.8	9.0
9. Household Income >30% to ≤50% MFI	50	337	4	1,825	2,216	145	101	10	94	350	2,566
10. % with any housing problems	80.0	70.3	0.0	84.3	81.9	41.4	67.3	100.0	84.0	62.0	79.2
11. % Cost Burden >50% and other housing problems	0.0	0.0	0.0	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.4
12. % Cost Burden >30% to ≤50% and other housing problems	0.0	9.8	0.0	0.5	1.9	0.0	0.0	0.0	0.0	0.0	1.7
13. % Cost Burden ≤30% and other housing problems	0.0	3.0	0.0	0.5	0.9	0.0	0.0	0.0	0.0	0.0	0.8
14. % Cost Burden >50% only	20.0	19.3	0.0	39.5	35.9	20.7	23.8	100.0	73.4	38.0	36.2
15. % Cost Burden >30% to ≤50% only	60.0	38.3	0.0	43.2	42.7	20.7	43.6	0.0	10.6	24.0	40.2
16. Household Income >50 to ≤80% MFI	30	342	38	1,304	1,714	77	72	25	44	218	1,932
17. % with any housing problems	33.3	33.0	89.5	41.7	40.9	31.2	19.4	40.0	31.8	28.4	39.5
18. % Cost Burden >50% and other housing problems	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
18. % Cost Burden >30% to ≤50% and other housing problems	0.0	2.9	26.3	0.0	1.2	0.0	0.0	0.0	0.0	0.0	1.0
19. % Cost Burden ≤30% and other housing problems	0.0	4.1	36.8	0.0	1.6	0.0	0.0	40.0	0.0	4.6	2.0
20. % Cost Burden >50% only	33.3	0.0	0.0	3.4	3.2	13.0	5.6	0.0	22.7	11.0	4.0
21. % Cost Burden >30% to ≤50% only	0.0	26.0	26.3	38.3	34.9	18.2	13.9	0.0	9.1	12.8	32.5

22. Household Income >80% MFI	119	648	15	1,401	2,183	755	1,696	179	453	3,083	5,266
23. % with any housing problems	0.0	12.2	0.0	4.7	6.6	1.3	5.9	14.0	10.8	6.0	6.2
24. % Cost Burden >50% and other housing problems	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
25. % Cost Burden >30% to <=50% and other housing problems	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
26. % Cost Burden <=30% and other housing problems	0.0	12.2	0.0	2.7	5.4	0.0	0.9	0.0	0.0	0.5	2.5
27. % Cost Burden >50% only	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.4	3.1	0.9	0.6
28. % Cost Burden >30% to <=50% only	0.0	0.0	0.0	2.0	1.3	1.3	5.0	5.6	7.7	4.5	3.2
29. Total Households	249	1,773	111	7,089	9,222	1,071	1,928	214	753	3,966	13,188
30. % with any housing problems	40.2	42.9	75.7	61.2	57.3	13.8	11.3	21.0	37.1	17.4	45.3

Table IV-C-1, Blacksburg Housing Cost Burden Data from Census 2000

ESTIMATE OF SIGNIFICANT CURRENT NEEDS BY FAMILY TYPE AND TENURE

This analysis uses data from the 2000 Census unless otherwise specified. This Census data is developed specifically for the development and analysis of the Housing Needs section of a Consolidated Plan. The above chart is the source of the Census data discussed below.

Extremely Low Income Households

Extremely low income households are those with an annual income below 30% of the median income for the County. Based on a 2004 median household income of \$53,800, extremely low income households would have had an income below \$16,140 unadjusted for family size in 2004 (VHDA).

Family Type

Extremely Low Income Elderly One and Two Person Households

An elderly household is a one or two person dwelling in which the head of the household or spouse is at least 62 years of age. The table shows that of 50 total households in this category, 60% are paying between 30 - 50% of their income for rent and utilities and 20% of households are paying more than 50% of their income for rent and utilities. That translates into 40 households burdened at the >30% level, 10 of which are burdened at the >50% level.

Extremely Low Income Small Related Families

A small related family is defined as a household with two to four persons that includes at least one person related to the head of the household by blood, marriage, or adoption. The data indicates that 6.7% of small related renters are paying between 30 – 50% of their income for rent and utilities and 54.7% of this family type are paying more than 50% of their income for rent and utilities. The number of households burdened at the >30% level is 274 households, 244 of which are burdened at the >50% level. This is the largest segment of rent burdened families (in terms of raw numbers) that are paying >30% of their monthly income for rent and utilities.

Extremely Low Income Large Related Families

A large related family is defined as a household with five or more persons that includes at least one person related to the head of the household by blood, marriage, or adoption. The table indicates that 55.6% of large related renters are paying between 30 - 50% of their income for rent and utilities and 37% of this family type are paying more than 50% of their income for rent and utilities. While this incidence of rent burdened households is the highest among all the renter household types (92.6% combined), the actual number of households burdened at the >30% level is 50 households, 20 of which are burdened at the >50% level.

All Other Households that are Extremely Low Income

These are households of one or more persons that do not meeting the definition of a small related, large related, or elderly household. This category includes all households with only unrelated individuals present except those qualifying as elderly or special populations. This broad category also provides a basis from which to better analyze the above three categories. The table shows that 84.9% of the all other households category are cost burdened (2173 households) at the >30% level, 2009 of which are over the 50% level. This is only a slightly higher percentage than the average cost burden for all renter households (81.7%) which is a high average burden for the 3,109 households in this income range.

Tenure

Extremely Low Income Renters

Households who are cost burdened are paying more than 30% of gross income for gross rent, which includes utilities. Households who are severely cost burdened are paying more than 50% of gross income for gross rent, which includes utilities.

**Renters Cost Burdened and Extremely Cost Burdened
With Incomes 0-30% of Median**

	Percent
Cost Burdened	8.2%
Extremely Cost Burdened	73.5%
TOTAL	81.7%

Table IV-C-2

Renters in this income category are qualified to receive rent assistance to help pay the rent on privately owned units and to rent subsidized units. In addition, they are qualified to rent privately owned units that were constructed using federal housing program funding. Community Housing Partners, a local non-profit community housing organization, has a waiting list of over 100 families.

The Town has 110 subsidized housing units (Cambridge Square-40 units, Hilltop Terrace-19 of 96 units, Lantern Ridge-51 of 120 units) and 67 Section 8 Housing Choice Voucher Participants (165 more vouchers are expected this year due to two property conversions from Section 8 housing units to vouchers). The Town has no other information on any waiting lists for other privately owned subsidized rental units in or around Blacksburg.

According to Census information the following housing needs are priorities for extremely low income renters:

- Additional code compliant, affordable rental units from either new construction or rehabilitated existing units
- Additional section 8 rental assistance
- Improved public transportation that link residences with employment
- Tenant training
- Continued emergency assistance to pay rent
- Financial management training/ credit counseling
- Affordable and safe childcare
- Education and job training
- Additional energy assistance funding

It is important to address these issues to assist extremely low income renter households improve living situations, increase their level of income (primarily through education), and provide a safe environment for children.

Extremely Low Income Owners

Owners who are cost burdened are paying more than 30% of gross income for selected monthly owner costs. Households who are extremely cost burdened are paying more than 50% of gross income for selected monthly owner costs. Selected monthly owner costs are the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property, real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels. It also includes where appropriate, monthly condominium fees or mobile home costs.

HUD Table 2A indicates that 212 owner households with incomes in the 0-30% of median range are cost burdened. The data also indicates that of the 212 households, 157 (75%) are severely cost burdened.

At this income level, less of a percentage of owners (67.3%) are housing cost burdened than renters (81.7%). This is also true for the percentage of owners (50.5%) at this income level that are severely cost burdened (>50%) compared to renters (73.5%).

The highest percentage of owners who are cost burdened and severely cost burdened occurs in this extremely low income level.

Based on the discussion in the Housing Market Analysis section of this plan, the age and condition of housing stock, especially in the low-to moderate-income census tracts, and the information contained in HUD Table 2A, the Town concludes that extremely low income home owners have the following needs:

- New affordable housing (LMI qualified) for renter and owner-occupied residents
- Housing rehabilitation assistance, including energy related improvements
- Affordable housing maintenance services to assist older adults with routine house maintenance and minor repair work
- Access to training and information regarding home repair and maintenance to reduce maintenance costs and improve the long-term quality of the improvement owners make themselves
- Affordable and safe childcare

- Improved public transportation that link residences with employment

In addition to addressing this issue on the supply side, it is important to provide these extremely low income households with the assistance they need to better manage their limited resources and to increase their level on income through education, financial management training, job training, affordable child care, and transportation choice.

Very Low Income Households

Very low income households are those with an annual income between 30 - 50% of median income for the County. Based on a 2004 median household income of \$53,800, income between \$16,140 and \$26,900 unadjusted for family size is considered very low (VHDA).

Family Type

Very Low Income Elderly and One and Two Person Households

Elderly and small renter households in this income category had a lower incidence of having any housing problems (80%) as compared to elderly and small renter households that are extremely low income (100%), but the percentage of cost burdened (60%) and severely cost burdened (20%) households is the same. The total number of households in both categories is also the same at 50 dwellings.

Very Low Income Small Related Families

Thirty-eight percent (38.3%) of small related families are paying between 30 - 50% of their income for rent and utilities, a significant increase from 6.7% of extremely low income small related renters. Only 19.3% of this family type are paying more than 50% of their income for rent and utilities compared to 54.7% of extremely low income small families. The number of households burdened at the >30% level is also less than that of extremely low income families (274) in this category at 194 households.

Very Low Income Large Related Families

There are only four households in this category according to the Census data, none of which are cost burdened.

All Other Households that are Very Low Income

The table shows that 82.7% of the all other households category are cost burdened (1509 households) at the >30% level, 724 of which are over the 50% level. This is only a slightly lower percentage than the average cost burden for all other households category that are extremely low income (84.9%), but a significantly lower total number of burdened units especially severely burdened households (724 compared to 2009 units).

Tenure

Very Low Income Renters

Households who are cost burdened are paying more than 30% of gross income for gross rent, which includes utilities. Households who are severely cost burdened are paying more than 50% of gross income for gross rent, including utilities.

Seventy-nine percent (78.6%) of all renter households in this income category are cost burdened compared to 81.7% of extremely low income households.

Renters in this income category are income qualified to receive rent assistance to help pay the rent on privately owned units and to rent federally subsidized units. In addition, they are qualified to rent privately owned units that were constructed under federal housing program funding.

Based on the information in the Housing Market Analysis and the information in the *HUD Table 2A*, the Town concludes that very low renters have the same types of needs as previously described for the population of extremely low income renters.

Very Low Income Owners

Households who are cost burdened are paying more than 30% of gross income for selected monthly owner costs. Households who are extremely cost burdened are paying more than 50% of gross income for selected monthly owner costs. Selected monthly owner costs is the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels. It also includes where appropriate, the monthly condominium fees or mobile home costs.

HUD Table 2A shows that 62% of all households (217) in the very low income category are cost burdened. The data also indicates that of the 217 households, 133 (61%) are severely cost burdened.

At this income level, less of a percentage of owners (62%) are housing cost burdened than renters (78.6%). A slightly higher percentage of owners (38%) at this income level are severely cost burdened compared to renters (35.9%).

The overall percentage of very low income owners who are cost burdened (62%) is very similar to those that are extremely low income (67.3%), but there are significantly fewer severely cost burdened households in the very low income category.

While *HUD Table 2A* shows that more elderly owned households (145) are cost burdened than are elderly renters (50) in the same income level, it appears that in general, owners in this income level have about half the incidence of housing cost burden as renters. However, this cost burden does not address the issue of maintenance costs, which owners must cover and renters do not. This is particularly important at this income level as the homes affordable to households in this income level are generally older and have greater maintenance costs.

Based on the discussion of the age and condition of housing stock, and on the information contained in *HUD Table 2A*, the Town concludes that very low income homeowners have the same needs as those previously described for extremely low income owners.

In terms of non-housing service needs, these would also be the same as for extremely low income households in terms of assistance learning to better manage limited financial resources, assistance to increase earning capacity through education and job training, and affordable childcare.

Low Income Households

Low income households are those with an income between 50 - 80% of the median income for the County. Based on a 2004 median household income of \$53,800, low income households are those with incomes above \$26,900 and less than \$43,041 unadjusted for family size (VHDA).

Family Type

Low Income Elderly and One and Two Person Households

Households in this category had a much lower incidence of housing problems (33.3) than in the previous two income categories. Of the 30 households that are elderly low income, 33.3% have severe cost burdens and none have less than a 50% cost burden. This appears to be the major (and only reported) housing problem for low income elderly. The severe cost burden also increased from 20% in the very low and extremely low categories.

Low Income Small Related Families

Conversely, 26% of small related families are paying more than 30% of their income for rent and utilities, but none are severely cost burdened (>50%). The number of households burdened at the >30% level (89) is less than that of very low income families (129) but more than extremely low income families (30).

Low Income Large Related Families

The cost burden for large related families rises again in this category with 26.3% of households paying above 30% of their income for rent and utilities, but 0% are severely cost burdened (>50%). The total number of households burdened at the 30 - 50% level is 10 compared to 50 in the extremely low income category.

All Other Households that are Low Income

The table shows that 41.7% of the all other households category are cost burdened (544 households) at the >30% level, 44 of which are over the 50% level. This is approximately half of the average cost burden for all other households category that are very low (82.7%) or extremely low income (84.9%), and a significantly lower total number of burdened units.

Tenure

Low Income Renters

Households who are cost burdened are paying more than 30% of gross income for gross rent, which includes utilities. Households who are severely cost burdened are paying more than 50% of gross income for gross rent, which includes utilities.

Only 38% of all renter households in this income category are cost burdened compared to 79% of very low income and 82% of extremely low income households. The most significant portion of the cost burdened population was the all other households category with 38%. Only 3% of all renter households in this income category are severely cost burdened.

It should be noted that renters at this income level generally do not income qualify for rent assistance or subsidized housing. Based on this information, the Town concludes that low income renters have the following needs:

- Additional rental units affordable to this population. These units should be at least two bedroom units with limited student availability, to accommodate small (particularly for the elderly), medium, and large family households.
- Tenant training

In addition to addressing this issue on the supply side, it is important to provide low income households with the assistance they need to better manage their limited resources and to increase their level of income through education, job training, financial management training, transportation assistance, and affordable child care.

Since the elderly portion of this population is generally living on a fixed income and has no additional income earning potential, the education and job training assistance would not be directed at them. The production of additional affordable units should be more directed at the elderly than the younger population, particularly since this income group has such a significant severe cost burden (33%). The elimination of transportation barriers for this segment of the population is also a priority.

Low Income Owners

Households who are cost burdened are paying more than 30% of gross income for selected monthly owner costs. Households who are severely cost burdened are paying more than 50% of gross income for selected monthly owner costs. Selected monthly owner costs is the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels. It also includes where appropriate, the monthly condominium fees or mobile home costs.

HUD Table 2A shows that 24% of all households in the low income category are cost burdened. The data also indicates that of the 52 households, 24 (46%) are severely cost burdened. At this income level, less of a percentage of owners (24%) are housing cost burdened than renters (38%). A higher percentage of owners (11%) at this income level are severely cost burdened compared to renters (3%).

The overall percentage of low income owners who are cost burdened is about half that of very low income (62%) and extremely low income owners (67%).

Based on this information, the Town concludes that low income owners have the following needs:

- New affordable housing (LMI qualified) for owner-occupied residents
- Housing rehabilitation assistance, including energy related improvements
- Access to training and information regarding home repair and maintenance to reduce maintenance costs and improve the long-term quality of the improvement owners make themselves
- Transportation assistance
- Affordable and safe child care

In addition to addressing this issue on the supply side, it is important to provide these low income households with the assistance they need to better manage their limited resources and to increase their level of income through education, job training, financial management training, and affordable child care. For older adults and disabled persons maintenance assistance is needed.

Moderate Income Households

Moderate income households are those with an income of >80% of median income. Based on a 2004 median household income of \$53,800, this would mean an income between \$43,040 and \$53,800 unadjusted for family size. Table VI-B-1 classifies moderate income households as those with incomes of >80% of median

Family Type

All Other Households that are Moderate Income

Twenty-eight households (2%) are cost burdened at this income level and none severely. Families in this category will generally not qualify for Town CDBG programs.

Tenure

Moderate Income Renters

Less than 2% of all renters in this income category are cost burdened. No renters in this income category are severely cost burdened.

As there does not appear to be a cost problem for renters in this income category, the Town has no plans to give primary attention to the housing issues of renters in this level. However, the Town recognizes this population as a potential source of viable first time homebuyers for which this income level of tenant is eligible. The Town does encourage efforts to stabilize existing neighborhoods by increasing the level of homeownership.

Moderate Income Owners

Five percent (5%) of all owners in this income category are cost burdened and less than 1% are severely cost burdened.

As there doesn't appear to be a significant problem for owners in this income category, the Town has no plans to make housing related assistance a priority for these owners.

ADDITIONAL PRIORITY NEEDS

Transportation

BLACKSBURG TRANSIT SYSTEM

Accessible and affordable alternative transportation is integral for affordable housing and in promoting a livable community. To hold a job people must have reliable transportation to work. Transportation is also needed to access medical care, school, and shopping. The Blacksburg Transit System serves the Town of Blacksburg with Fixed Route (Bus) services and Paratransit service.

Hours of Service

During the academic year

Monday-Wednesday 7:00 am to 1:15 am

Thursday/Friday 7:00 am to 2:45 am

Saturday 8:00 am to 2:45 am

Sunday 10:00 am to 11:00 pm

During breaks and Summer

Monday-Friday 7:00 am to 10:00 pm

Saturday 8:00 am to 6:00 pm

Sunday 10:00 am to 11:00 pm, during breaks

No Sunday service during the summer

Fares and Passes

Passengers	Fares	Passes (per month)
Adult	\$.50	\$8.00
Ages 3-17	\$.25	\$4.00
Less than 3 yrs.	Free	Free
Ages 65 and over	\$.25	\$4.00
VA Tech Students	Prepaid	Prepaid
Faculty and staff	Prepaid	Prepaid

Ride tickets cost \$4.50 for \$5.00 worth of rides. Six month passes are available at a discounted price. Passes are available through the mail. Call 961-1185 for details.

Cash fare is 50 cents. Based on information provided by the Blacksburg Transit System (BT) the majority of riders are students, low income, elderly, and disabled. According to BT, ridership overall is increasing.

Blacksburg Transit provides accessible transportation through several modes. All our fixed route bus drivers will help anyone in and out of the bus after being asked. Half our fleet of regular buses are fully accessible. Most have extra large destination signs on the front, side and some in the rear, a wheelchair access ramp, Wheelchair/Scooter tie down locations, Priority seating for seniors and disabled, Verbal stop announcements with your specific stop announced upon request and Low floors eliminating any steps to enter or exit the bus. Our Campus Circulator route uses an accessible van. For those passengers with a disability that precludes them from using one of these options, we have a specialized ADA service called Paratransit Service.

Paratransit Services

Blacksburg Transit's Paratransit service provides accessible shared-ride public transportation throughout the Town of Blacksburg, and some outlying areas. Persons who can not use our accessible fixed route bus service because of their disability maybe eligible. Most eligible passengers use both the fixed route and Paratransit services depending on the trips their taking. This service is used by more than 200 passengers, so trips are grouped together whenever possible.

Paratransit operators provide door-thru-door assistance to those requiring it, that is, through the exit door of the pick-up point, in and out of the vehicle and through the door of the destination.

Elderly and Disabled

BT also offers a reduced fare of \$0.25 for elderly (over 60 years of age) and disabled passengers riding the fixed route service during all hours of operation. To be eligible, senior passengers need only show proof of age and disabled passengers need to show a *BT Access eligibility card*.

Mass transportation is not door-to-door service. This means that passengers must sometimes walk from one to four blocks to the nearest bus stop. For those unable to do so due to disability, BT Access service is available. The area of service is within the Town of Blacksburg. BT Access is a door through door service and is available during the same hours as the fixed route service, for any trip purpose. The passenger pays \$0.50 per one-way ride. Monthly Passes are available at Blacksburg Town Hall or through the mail. Certification for a *BT Access eligibility card* is done through the BT Access Office.

Barriers to Transportation for LMI Persons

The Town's transit system has historically been centered around Virginia Tech and the transport of faculty and students to and from campus. This service is the origin of the transit system, is funded heavily by student fees, and fills a high demand transportation service need. Outlying areas of Town have been requesting service in recent years, and in increasing numbers. The two main areas of request are the Woodbine and Meadowbrook neighborhoods, both lying within LMI census tracts. The lack of transportation to these two areas, among others, serves as a significant transportation barrier for LMI persons in these neighborhoods, many of whom work for or attend the university. This demand is significant but not in the high concentrations of multifamily developments where buses currently serve.

Expansion of the Paratransit and BT Access services is critical in eliminating barriers for persons with disabilities, particularly those in LMI areas. The ability to get to work, school, stores, and other human service areas is critical to a healthy, independent life.

Child Care

The provision of quality, affordable child care services are another significant need for local low and moderate income families. According to the Director of Child Care Services for Montgomery County, there is a lack of child care space for LMI children. Available vouchers can support about 75% of those who apply for child care assistance in the County, but with little or no space for the children. Another barrier is that vouchers pay \$105 per week for infants, \$103 for toddlers, and \$90 for preschoolers, but child care in Blacksburg costs more (i.e., an average of \$131 for infants, \$127 for toddlers, and \$107+ for preschoolers).

The Montgomery County Department of Social Services (DSS) also reports that half of the applicants for child care assistance are from Blacksburg. While there are more day care centers in Blacksburg than anywhere else in the county, they are more expensive and there is also more need. Child Care Services receives between 100 and 200 families a year seeking help (from 10 to 30 families a month).

A recent Virginia Tech survey indicates that all but one day care center in Blacksburg have waiting lists in the 0-3 age group. This age group is the most expensive for any center to serve, and centers prefer to serve the older children. State licensing requirements specify one caregiver for every four infants, but one caregiver can serve ten or more children in the older age groups.

The Town's major employer, Virginia Tech, has over 2200 employees earning less than \$30,000 per year. Also, there are 829 non-student wage employees earning under \$14.42 per hour (with no benefits). These figures support DSS's statistics on the Town's demand for child care services as many of these employees are likely to qualify as LMI households.

Finally, the Montgomery County Child Care Needs Assessment Study conducted in 2000 strongly supports the above findings and demonstrates a growing issue, particularly for low income families. For instance, survey results show that lower income families devote a higher percentage of their annual household income to child care costs when compared with higher income families. Lower income families are not as satisfied with child care quality or cost as higher income families. Among families who earn under \$20,000 annually, 48% report a need for sick child care, 46% report a need for "odd" day child care; 37% report a need for different hours child care; 27% report a need for child care closer to home; and 19% report a need for child care transportation.

SECTION 215 AFFORDABLE HOUSING INFORMATION FOR HUD TABLE 2A

Rental Housing

A rental housing unit is considered to be an affordable housing unit if it is occupied by a low income household or individual and bears a rent that is the lesser of (1) the Existing Section 8 Fair Market Rent (FMR) for comparable units in the area or, (2) 30 percent of the adjusted income of a household whose income equals 65 percent of the median income for the area, except that HUD may establish income ceilings higher or lower than 65 percent of the median

because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Homeownership

- ◆ Housing that is for purchase (with or without rehabilitation) qualifies as affordable housing if it (1) is purchased by a low-income, first-time homebuyer who will make the housing his or her principal residence; and (2) has a sale price which does not exceed the mortgage limit for the type of single family housing for the area under HUD's single family insuring authority under the National Housing Act.
- ◆ Housing that is to be rehabilitated, but is already owned by a household when assistance is provided, qualifies as affordable if the housing (1) is occupied by a low-income household which uses the housing as its principal residence, and (2) has a value, after rehabilitation, that does not exceed the mortgage limit for the type of single family housing for the area, as described above.

Note: These definitions apply for the purposes of enumerating the number of households assisted with housing meeting the 215 affordable housing definition regardless of the Federal funding source used in support of that housing.

OTHER INFORMATION

Information on human service agencies is presented in detail in the next section on Homelessness. These organizations address the housing needs of extremely low income to moderate income households. The information was obtained through surveying and interviewing local organizations that assist clients with housing and related needs. Most, if not all of these agencies are focused on providing services throughout the region. While some agencies are located in Blacksburg, many are not. The Town recognizes and appreciates the benefits these, and many other, agencies provide to the residents of the New River Valley, including the Town of Blacksburg.

HUD TABLE 2A
Priority Needs Summary

PRIORITY HOUSING NEEDS (households)		Priority Need Level High, Medium, Low		Unmet Need	Goals
Renter	Small Related	0-30%	H	274	30
		31-50%	H	194	25
		51-80%	H	89	10
	Large Related	0-30%	H	50	10
		31-50%	L	0	
		51-80%	M	10	
	Elderly	0-30%	H	40	8
		31-50%	H	40	8
		51-80%	M	10	
	All Other	0-30%	M	2173	
		31-50%	M	1509	
		51-80%	L	544	
Owner		0-30%	H	212	42
		31-50%	H	217	43
		51-80%	H	52	10
Special Needs		0-80%	L		
Total Goals					187
Total 215 Goals					79
Total 215 Renter Goals					16
Total 215 Owner Goals					63

D. Homelessness

Nature and Extent of Homelessness

Homelessness statistics in the New River Valley include the Towns of Blacksburg, Christiansburg, and Pulaski, the City of Radford, and the Counties of Giles, Floyd, Montgomery, and Pulaski. Homelessness is addressed, and services supported, on a regional basis by numerous agencies. While the homeless problem in the New River Valley (NRV) is not pervasive, there are some significant gaps between estimated needs and the current resource inventory (see *HUD Table 1A*).

A Continuum of Care Gap Analysis was conducted by regional human services agencies based on a Point-in-Time Survey conducted on January 21, 2004. The study was commissioned by the State of Virginia to gather statewide information regarding homelessness. The survey referenced here was conducted for the New River Valley region. Locations include all area shelter facilities (described by agency below). Appropriate corrections have been made to the study to eliminate duplicate counting.

The Point-in-Time Survey conducted in the New River Valley on January 21, 2004 documents 28 persons (82% female) most of whom have been in the area for longer than 6 months (19 persons). Twenty-nine percent (8 persons) are minorities. All participants were adults but there were 17 children present during the survey. Most participants (61%) have been homeless for less than one year and most had not ever been homeless before (57%). Only four persons were receiving mental health care at the time, but half had received it previously. Only 36% of those surveyed had not received a high school diploma or GED, but 61% were currently unemployed. All unemployed participants were looking for work. The top three most significant challenges in the survey were the lack of affordable housing, unemployment, and domestic violence. Medical problems and physical disabilities were also notable. Most needed services that were unavailable to participants at some point in 2003 include housing placement, job training/placement, emergency financial assistance, child care, transportation vouchers, transitional housing, and medical services.

MONTGOMERY COUNTY DEPARTMENT OF SOCIAL SERVICES

This government agency helps to coordinate most of the human services needs, and coordinates with many if not all of the non-profit human service agencies, in the area. Some programs that are offered by the Department of Social Services (DSS) include:

Benefit Programs

Temporary Assistance for Needy Families (TANF)

As part of TANF, employable recipients are required to work. Montgomery County Department of Social Services has joined with Floyd, Giles and Pulaski Counties and Radford City for services provided under the Virginia Initiative for Employment not Welfare (VIEW) program, the TANF work program. The five-locality group received two grants from the Virginia Department of Social Services. These grants fund a job-readiness program and a job placement program.

	# TANF	Enrolled in VIEW	Employed	Ave. Wage	Ave. Gross Monthly Earnings
6/01	276	119	79	\$6.21	\$889
6/02	274	125	81	\$6.50	\$986
6/03	300	143	87	\$6.16	\$904

Food Stamps

Montgomery County DSS issues an average of \$263,002 per month in Food Stamp benefits. It is estimated that Montgomery County DSS is serving only 20.7% of those eligible for Food Stamps. The Virginia Social Services System has included increased Food Stamp outreach in its strategic plan.

Montgomery County Food Stamp Statistics

	Cases Received this Month	Cases Under Care
7/2001	237	1374
7/2002	149	1362
7/2003	196	1640

Medicaid

Medicaid is the most complex financial assistance program. It is managed by the Virginia Department of Medical Assistance Services, however eligibility for its benefits is determined by local Social Services agencies. Simplifying eligibility determination and the level of paperwork required of medical providers would lessen the administrative cost of this program.

Montgomery County Medicaid Statistics

	# Individuals Eligible	Dollars Expended
2001	4,159	\$20,827,314
2002	4,241	\$22,292,680

Daycare

Daycare for eligible families (those VIEW clients in job readiness training, looking for work or working, and those non-client families eligible on the basis of income) is provided within the limit of funding provided by the Commonwealth of Virginia. At present, MCDSS has a waiting list of 76 families for daycare. Without adequate daycare, parents find it difficult to maintain attendance to keep a job. Additional, quality daycare is very much needed in Montgomery County. A web page to connect Montgomery County citizens with approved daycare providers has been developed for MCDSS and will soon appear on the Montgomery County website.

Fuel Assistance

This program provides assistance with heating and cooling for eligible individuals. These are the elderly and disabled and small children. Formerly mandated during the heating season and optional during the cooling season, it has become mandated almost year round with no increase in staffing.

	2001	2002	2003
FUEL			
Applications	1138	1087	1139
Approved	990	942	982
Denied	148	145	152
COOLING			
Applications	407	407	527
Approved	355	293	419
Denied	52	114	108

Service Programs

Child Protective Services (CPS)

In child protective services, reports are received either directly in the Montgomery County DSS office, or through the state Child Protection Hotline. These reports are assessed for the level of danger to the child and assigned for either investigation or family assessment. When, following policy guidelines, the judgment is made that there is no immediate danger to the child, but the family is in need of services to prevent future danger, the case is assigned for family assessment. When policy indicates that an investigation is warranted, workers gather a great deal of information, speaking with the child, its caretakers, and any collateral contacts indicated. The decision is then made to “found” or “unfound” the report.

- “Founded” means that a review of the facts shows by a preponderance of the evidence that child abuse and/or neglect has occurred.
- “Unfounded” means that a review of the facts does not show by a preponderance of the evidence that child abuse or neglect occurred.
- “Assessed” means that a valid report was received and assigned for further services, but no disposition was made.

Child Protective Services:

Statistics for Montgomery County Department of Social Services

	Founded	Unfounded	Family Assessment	TOTAL
2000	50	20	125	195
2001	57	48	173	278
2002	72	81	160	313

Montgomery County DSS has received authorization for two additional child protection positions based on the 60% rise in its CPS caseload, however no funding was allocated for these positions. They remain vacant. What these vacancies mean in terms of services is that, while mandated services are being delivered and timelines are being met, non-mandated preventive services cannot be adequately done. Because of the vacant positions, investigations are done and services are provided for founded cases, but unfounded cases that need services and family assessment cases do not receive the level of services that would ensure that they do not become founded cases at a later date.

Foster Care

Montgomery County DSS has children in care through court commitment or through voluntary relinquishment by their parents. The first goal for children in care is to return them to their biological parents or to place them with relatives, when possible. When that cannot happen, children may be placed for adoption, or placed in permanent foster care or independent living. Permanent foster care is rarely used as a goal. To use the goal of permanent foster care, reasons must be given why the child was not returned home or placed for adoption and a court must agree with the goal of permanent foster care. Independent living is an option used for older teen-age children who are close to independence. They receive services to assist them to be independent when they are emancipated.

Statistics for Montgomery County children in foster care at the end of each fiscal year by age range:

	<1 year old	1-5 yrs	6-10 yrs	11-15 yrs	16-18 yrs	TOTAL
2001	3	6	5	14	4	32
2002	3	11	6	14	4	38
2003	2	13	7	15	8	45

Adult Protective Services

Montgomery County DSS receives reports of elderly and disabled adults who need protection because of physical neglect, physical abuse, medical neglect or financial exploitation. In some cases physical neglect is self-neglect, when individuals live alone and are no longer capable of adequate self-care. Adults, unless they are legally declared incompetent, have the right to refuse services. Occasionally, by the time the investigation of the situation is complete, a resolution of the problem has been found.

Statistics for Montgomery County Adult Protective Services (PS):

	Referred	Unfounded	Needs PS / accepts	Needs PS / refuses	Need no longer exists
2001	460	83	300	24	53
2002	462	102	289	20	51
2003	414	104	241	28	41

This overview of benefits and services was provided by the Montgomery County Department of Social Services Annual Report for 2003 and serves as a solid foundation on this plan's analysis of homelessness and other human service needs in the area.

Homeless and Special Needs Populations

HUD TABLE 1A

		Estimated Need	Current Inventory	Unmet Need / Gap	Relative Priority
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Individuals

Beds / Units	Emergency Shelter	54	26	28	M
	Transitional Housing	40	2	38	M
	Permanent Housing	8	0	8	H
	Total	102	28	74	
Estimated Supportive Services Slots	Job Training	36	6	30	M
	Case Management	40	2	38	M
	Substance Abuse Treatment	20	3	17	L
	Mental Health Care	45	2	43	M
	Housing Placement	102	18	84	H
	Life Skills Training	70	8	62	H
	Other/Transportation				H
Estimated Sub- populations	Chronic Substance Abusers	40	2	38	L
	Seriously Mentally Ill	35	3	32	L
	Dually - Diagnosed	30	5	25	L
	Veterans	10	0	10	L
	Persons with HIV/AIDS	8	8	0	L
	Victims of Domestic Violence	90	34	56	M
	Youth	15	10	5	L
	Other				

Persons in Families with Children

Beds / Units	Emergency Shelter	30	26	4	L
	Transitional Housing	66	66	0	L
	Permanent Housing	30	0	30	H
	Total	126	92	34	
Estimated Supportive Services Slots	Job Training	42	6	36	M
	Case Management	90	28	62	M
	Substance Abuse Treatment	30	3	27	L
	Mental Health Care	30	2	28	M
	Housing Placement	52	10	42	H
	Life Skills Training	62	8	54	H
	Other/Child Care	30	0	30	H
Estimated Sub- populations	Chronic Substance Abusers	40	2	38	M
	Seriously Mentally Ill	15	3	12	L
	Dually - Diagnosed	16	3	13	L
	Veterans	3	0	3	L
	Persons with HIV/AIDS	3	3	0	L
	Victims of Domestic Violence	28	10	18	M
	Youth				
	Other				

Table IV-D-1

SHELTERED HOMELESS

Since the New River Valley does not have a major homeless shelter facility (to handle large numbers), an undetermined amount of NRV homeless are bused or otherwise transported to Roanoke for shelter. According to the Department of Veteran's Affairs, Salem Division, 50% of the homeless housed in Roanoke facilities are not from the city or county. There are no current statistics showing where the 50% not from Roanoke originate from, but out of the approximately 200 homeless veterans in Southwestern Virginia, Veterans Affairs estimates that as many as 20 may come to Roanoke from the New River Valley for shelter.

This information, while not backed by actual statistics, supports many of the formal and informal programs offered by NRV agencies to redirect a portion of the homeless population to Roanoke for assistance. Future data should be collected on this issue in order to more effectively address the situation.

While New River Valley homeless services do not have the major facilities (or the major populations) in Roanoke, they do a remarkable job of coordinating with one another, limiting competition for local revenues, and minimizing duplication of services. The following agencies provide services to the homeless, including temporary or emergency shelter (also referenced in the previous section):

Montgomery-Floyd Chapter of the American Red Cross

The Red Cross provides victims of disaster with food, clothing, and temporary shelter to the level and extent of the disaster. The organization's mission is to improve the quality of human life; to enhance self reliance and concern for others; and to help people avoid, prepare for and cope with emergencies. Disaster services consist of planning, preparedness, community disaster education, mitigation, and relief to victims. The Red Cross helped 81 persons in 2003 on fire assistance (9 in Blacksburg) and 56 persons in 2002 (16 in Blacksburg).

Consistent with Corporate regulations, the Montgomery-Floyd Chapter provides:

- Disaster planning, preparedness, community disaster education and mitigation.
- Prompt relief to victims of major disasters.
- Prompt relief to victims of single-family disasters.
- Emergency communications and supporting social services that enable those with family members serving in the United States Armed Forces to resolve family emergencies.
- Access to emergency financial assistance for members of the United States Armed Forces and their families.
- First Aid and CPR education and training.
- Lifeguarding, swimming, and water safety education and training.
- HIV/AIDS prevention and education.
- Mission-related caregiving for the elderly and other priority groups.
- Opportunities to support the International Red Cross Movement and its Fundamental Principles.
- Support of Biomedical Services for blood donor recruitment, blood collection, and community education.

Eligibility for disaster assistance is based upon need and provided in a uniform fashion using nationwide standards, and grants are available for Health and Safety services based upon need.

Children's Advocacy Center of the New River Valley

It is generally accepted that there is a strong correlation between child abuse and poverty (Pelton 2001). Montgomery County averages 87 founded cases annually, 6.5 maltreatment rates per 1000 children annually, and has had one abuse related death since 2000. A national movement to develop regional Children's Advocacy Centers aims to reduce trauma to victims and provide comprehensive, coordinated services to families.

Community Housing Partners

Community Housing Partners Corporation (CHPC) is a regional, not-for-profit, housing and Community Development Corporation established in 1975 to provide affordable housing to low-income families. Major activities include : Development, Architectural Design, Construction, Energy Services, Property Management, Resident/Community Services, Homeownership Counseling, Micro-Enterprise lending, and Residential and Educational Services for At-Risk Youth. CHPC began providing housing and services to homeless individuals and families in 1995 and currently has 10 units of Transitional Housing for women and children and 88 units of permanent housing for homeless individuals, many of whom are veterans. CHPC's supportive services, designed to promote residents' self-sufficiency, include job readiness training, life skills, financial, academic and computer literacy training.

New River Community Action

This organization began its Homeless Intervention Program (HIP) in 1994 to prevent the displacement of low and moderate income households and to help secure permanent housing and provide home education to improve self-sufficiency. The program has strict eligibility criteria but can assist persons for up to 9 months (but only once in a lifetime). HIP served 110 families (391 individuals) in 2002-03 in the New River Valley (17 families in Blacksburg). NRCA also began the Homelessness Elimination Leverage Program (HELP) in September 2003. This program is similar to HIP but the case management is more involved and aimed at helping families to become self-sufficient. One family from Blacksburg is participating in this program (11 in the NRV).

New River Family Shelter

This agency provides temporary shelter for families experiencing a crisis that has left them homeless for a short period of time. There are three units in Blacksburg. The Haven is a two-family dwelling for women or women with children and the Katharina von Bora Haus is a single-family house that serves any family composition. There is a mobile home in Christiansburg and two single efficiency rooms in the Shawsville/Christiansburg area. Various referral services are also provided to assist with case management, goal setting, clothing assistance, job training, medical care, and counseling.

NRV Cares / CASA

This agency serves two roles, one that provides educational services to families and another that provides advocacy services for abused children. NRV Cares assisted 75 children in 2003 (8-10% from Blacksburg), but there were 300 founded cases of abuse in the New River Valley that same year. The agency emphasizes that children that are abused are at-risk and need increased assistance to meet the existing gap in services.

New River Valley Habitat For Humanity

Habitat for Humanity concentrates efforts on households below 50% of County median income. Habitat has built 32 houses in the New River Valley since 1986. Four homes have been built in the Town in recent years, but due the high cost of land, the organization has been limited in its ability to provide housing for its extremely low to very low income target families.

The Salvation Army of the New River Valley

The Salvation Army has a Food Pantry to provide canned and dried goods, the Clothes Closet to provide some used clothing, utilities and rent assistance as funding allows. Emergency shelter can be provided for one night in a local motel. These services are provided to families that already qualify for federal assistance. Other families are qualified on an individual assessment basis according to their needs.

Valley Interfaith Child Care Centers

This group formed in 2004 in an effort to provide for high quality, affordable child care services to Blacksburg families and workers. The group's focus is to target 100% LMI families, many from the Town of Blacksburg. All religions and denominations are encouraged to join the group and there is no religious focus in the center curriculum just the provision of high quality, safe, affordable day care services. The center reports that half of all children on waiting lists for LMI child care are from Blacksburg.

Women's Resource Center of the New River Valley

This facility provides temporary shelter for women and their children who are in need of temporary shelter because of an abusive situation. The center is located in Radford but serves Blacksburg families as needed. In 2003 the center provided emergency assistance to 52 families with 58 children for a total of 1595 nights (110 persons/night). Transitional housing was provided to 3 families with 3 children for 1007 nights (6 persons/night).

CONCLUSIONS REGARDING SHELTERED POPULATIONS

The Point-in-Time Survey, along with the Continuum of Care analysis, provides valuable insight into the area's homeless needs. Further information needs to be gathered and future statistics should begin to reflect the area's three new entitlement communities – Blacksburg, Christiansburg, and Radford – in order to better understand the geography of the issue.

A survey conducted in 2001 by Virginia Tech to better understand the rural homeless generally reaffirms the less broad Point-in-Time Survey. The Tech study is also a good example of the prevalent methodology of studying homeless issues in generally rural areas. New and more specific survey methods are now needed to get a more accurate picture of where the area's homeless are from and who they are. This information will help the area's municipalities to more effectively address the issue and it should also better assist homeless service providers when making funding requests.

New River Family Shelter (NRFS) can accommodate up to 16 persons (3 families) in Town and averages between 8-10 persons between three dwelling units. Of these, most residents are homeless due to personal issues or economic duress. NRFS provides services to the region so many families served at the Blacksburg facilities are not Town residents. There are other

facilities such as the Women's Resource Center in Radford that routinely serve Blacksburg families however. This is the nature of regional cooperation, coordination, and assistance.

Due to the lack of hard data from all of the shelter providers, it is difficult to reach a conclusion on additional beds needed to continue to meet the needs of those homeless who seek shelter. *HUD Table 1A*, which is based on the Continuum of Care Gap Analysis, is the best information on the region but many local statistics for Blacksburg are not available.

There are three main conclusions regarding the sheltered homeless population that can be drawn from the hard data provided by New River Valley service agencies:

- The number of persons, mainly women and children, seeking shelter due to domestic violence is increasing.
- Many of the poorest in shelter remain longer due to a lack of affordable rental or permanent units, particularly ones in good condition.
- There is a need for affordable transportation, childcare, and homeowner/lifeskills/job training for this population.

UNSHELTERED HOMELESS

Homeless Subpopulations

Supportable unduplicated information of homeless who are frail elderly, diagnosed with AIDS/ and related disease, chronically mentally ill, and the racial/ethnic composition of these subgroups is not available to the Town at this time. Table 1B is based on Census data and loose extrapolation of that data.

CONCLUSIONS REGARDING UNSHELTERED POPULATIONS

Based on the limited information available to the Town regarding the unsheltered homeless, it could be concluded that there is not a significant problem with unsheltered homeless here (one undocumented person). The Town is aware of the fact that some homeless may remain unsheltered due to the fact that they are unwilling to comply with shelter behavior requirements (e.g. no alcohol use), or because they have a history of inability to comply with such requirements.

PRIORITY HOMELESS NEEDS

Persons and families that are extremely low income, particularly those that are severely cost burdened, are in danger of becoming homeless. In Blacksburg these numbers are not overwhelming, but they are significant. Several hundred households are severely cost burdened (see Housing Needs Analysis) or cost burdened. These households may either relocate outside of Blacksburg or remain/become renters instead of homeowners. For this reason, the Town has identified permanent housing, housing assistance services, and life skills training as three areas of high priority.

HOMELESS STRATEGY

It is the goal of the Town of Blacksburg to increase the supply of permanent affordable housing, particularly owner-occupied housing. The housing needs and market analysis support the gaps identified in the homelessness analysis. There is a deficit of permanent affordable housing in the Town of Blacksburg.

Women in crisis, many with children, is one of the larger potential populations that needs permanent affordable housing, either rental or owner. This homeless need is one that can demand many nights to shelter with few, if any, permanent solutions available.

Through these analyses, the Town has identified permanent housing, housing assistance services, and life skills training as three areas of high priority that will address the homeless issue. Additionally, child care and transportation services are high priorities that are necessary to remove financial barriers, particularly for those families that are very or extremely low income and renting. Removing these barriers in addition to providing for affordable, owner-occupied housing will allow for these families to remain in Town and for others to relocate to Town.

Since there are a number of human service organizations in the community providing resources to meet this need, the Town will not directly provide homeless or transitional housing services. The Town will consider requests for funding agencies that have the organizational capability to deliver these services to Town residents. The Town may also consider the agency's past performance in this regard.

E. Other Special Needs

SENIORS

The seniors population, those persons over age 62, constitutes six percent in Blacksburg (2,322 persons). The 75 years and above segment is 40 percent of the over 62 group, while the 85 and over segment is 10 percent, figures that are expected to continue to increase into the next decade.

New River Valley Agency on Aging

Montgomery County's 60 and over population is 12% according to the 2000 Census, twice that of Blacksburg. This is a 21% increase from 1990 and as the "Babyboomer" generation begins to retire this statistic will explode.

The Agency on Aging provides services to assist seniors in maintaining a maximum level of independence, enhance their quality of life, and maintain personal dignity. Services include homemaker services, delivered meals, information assistance, employment services, care coordination services, legal services, insurance counseling, medical transportation, and others.

The New River Valley Agency on Aging serves seniors all over the region, but they report that services to Blacksburg are almost non-existent. The agency attributes this to a generally affluent seniors population, the location of Warm Hearth just outside the Town limits, and a lack of awareness of the agency and the services they provide (the agency is located in Pulaski, VA).

Warm Hearth Village

Warm Hearth offers a continuum of care from independent living (no assistance) to long-term nursing care (maximum assistance) and several levels in between for approximately 500 seniors.

- ☐ Independent Living is for residents who do not require any assistance, but who wish to enjoy the benefits and amenities of an all-senior community. In addition the single-level homes that lease at market rate (103 town homes), there are federally subsidized apartments for families or individuals on very low, fixed incomes (144 - 1, 2, and ADA units). To qualify, the head of household must be 62 years of age or older, or require a fully accessible unit, and meet income requirements. Monthly rent is based on individual income, assets, and medical expenses.
- ☐ Residential Living is available in an apartment-style setting for residents who do not require assistance, but who enjoy the comfort of no longer having to worry about housekeeping or planning and cooking meals, and the security of having nursing staff on duty 24 hours a day. Residential Living also has an Assisted Living Level One program that provides long-term care for adults who need minimal assistance with up to three activities of daily living (78 – 1 and 2 bedroom and studio units). Activities of daily living include bathing, dressing, toileting, transferring, mobility, bowel control, bladder control and eating/feeding. Subsidized apartments (7 units) are available under the Auxiliary Grant Program are available for low income residents.
- ☐ Assisted Living Level Two offers long-term care for residents who need more assistance with three or more activities of daily living, but who are not yet ready for nursing home care (44 units). Auxiliary Grant funds are available on an as needed basis. Also in Level Two care, the Alzheimer's/Dementia Care provides the special care and services that residents with Alzheimer's or dementia require in a secure, home-like environment (16 beds).
- ☐ Long-Term Nursing Care is appropriate for those needing assistance with all or most of the activities of daily living (60 beds). We strive to create a comfortable, home-like environment for residents who require 24-hour nursing care.

Warm Hearth is a major housing provider for the seniors in Montgomery County and lies on Blacksburg's southern Town boundary. Future transportation services, affordable housing referrals, and other partnerships are planned between the Town and Warm Hearth Village..

PERSONS WITH HIV/AIDS

The Montgomery County Health Department estimates that there are between 20-30 persons with HIV or AIDS in the County. Most cases go unreported however and only one case of AIDS was reported in Montgomery County in 2002. There were no reports of HIV infection in 2002. More recent numbers are not available and previous years are similarly low. The Town is not aware of any special housing needs for HIV/AIDS persons at this time.

DEVELOPMENTALLY DISABLED

Persons with disabilities living with their families utilize many Blacksburg community services including transportation (paratransit) and recreational opportunities. Eliminating any existing

transportation barriers by expanding services (both fixed route and paratransit) is a high priority for the Town. A need for residential services for persons with developmental disabilities has not been demonstrated at this time.

LITERACY

There is a strong link between literacy and poverty rates that greatly impacts housing issues. The National Institute for Literacy (NIFL), Literacy Council, and numerous other federal and state agencies have demonstrated a strong correlation between a persons reading skill level and their income level.

Persons who are illiterate earn far less money than people that are literate because there is a strong link between employment (education) and housing. The lower a household's income the more likely the household will have housing problems. While this point may seem obvious to many, it is a pervasive problem, even in a university area. Human services targeting education and job training should focus on literacy as a cornerstone to success.

DOMESTIC ABUSE

During the public comment period for this plan the link between domestic and sexual violence and housing problems was brought to the Town's attention. The Town recognizes there is a link between sexual and domestic violence and the ability to hold a job, become employed, or remain in housing. Abuse can lead to homelessness to remove the victim(s) from the situation or result in unemployment or both.

The Town recognizes the importance of counseling, housing assistance, and permanent housing for victims of domestic and sexual abuse.

VETERANS

According to the Department of Veteran's Affairs, Salem Division, there are approximately 200 homeless veterans in Southwest Virginia. Of that estimated population, approximately 20 come from the New River Valley region. Most find their way to Roanoke since they house the regional VA facility and have the most substantial homeless facilities. Approximately 50% of Roanoke's homeless population are from outside that area. Homeless veterans are a segment of that demographic.

**HUD Table 1B
Special Needs**

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Goals
Elderly	M	64	\$640,000	
Frail Elderly	L	19	\$190,000	
Severe Mental Illness	L	12	\$120,000	
Developmentally Disabled	L	11	\$110,000	
Physically Disabled	H	334	\$3,340,000	30
Persons w/ Alcohol/Other Drug Addictions	L	20	\$200,000	
Persons w/HIV/AIDS	L	3	\$30,000	
Other / Veterans	L	4	\$40,000	
TOTAL		467	\$4,090,000	30

**HUD Table 1C
Summary of Specific Homeless/Special Needs Objectives
(Table 1A/1B Continuation Sheet)**

Objective #	Specific Objectives	Performance Measure	Expected Units	Actual Units
	Homeless Objectives			
1	Provide assistance to service agencies for homeless or child advocacy	Persons	40	
	Special Needs Objectives			
1	Child care services	Children	42	
2	Transportation services for persons with disabilities	Passengers	30	

F. Barriers to Affordable Housing

The Town does not have any evident policies that constitute barriers to affordability. There are always policies, however, that can be improved and modified in order to become more effective at encouraging affordable housing and creating a livable community. Examples include looking at policies to encourage infill development such as cluster housing and reexamining the potential for using non-conforming lots, inclusionary zoning, density bonuses particularly in specific areas near Virginia Tech, encouraging low or no equity cooperatives, fair housing education and training, improvement in transportation services and in human services, and expanding economic development opportunities for LMI persons.

The Town has an adequate supply of land in various densities of residential zoning to meet demand. High density areas are the most limited and the Town and Virginia Tech are examining this issue. The Virginia Tech Campus Master Plan may help to address this important issue when it is completed in Summer 2004. The Town encourages the university to consider infill residential development and support services on portions of Virginia Tech Foundation land adjacent to the main campus.

The Town recognizes that affordable, appropriately scheduled, and routed public transportation provides a critical link between affordable housing and jobs. The Town continues to maintain and reevaluate the public transit system.

Perhaps the most significant barrier to affordable housing lies in the perception of some citizens as to what constitutes affordable housing. Many Blacksburg citizens are very supportive of, and recognize the need for, affordable housing and the provision of services for low- and moderate income individuals. They openly acknowledge the value of a diverse and inclusive community. Then, when a development that includes affordable housing is proposed, other segments of the population emerge to protest “Not In My Back Yard” (NIMBY). This unfortunate reality needs to be effectively addressed by the Town and its citizens.

Low- and moderate income persons include town employees, police, teachers, university staff, carpenters, clergy, cooks, and child care workers. Affordable housing may include mobile home parks, manufactured homes, rental properties and owner-occupied dwellings. Slums, “projects”, inadequate and poorly constructed housing are not acceptable forms of affordable housing. To be fair, the poor track record of many HUD projects has led to many existing misperceptions.

Modern affordable housing projects tend to be “green” projects that are very energy efficient and environmentally friendly. They tend toward mixed-use developments, particularly larger developments, that include a variety of housing types that targets all income levels and may even include support services. This mixture of uses and socio-economic backgrounds is the foundation of healthy and diverse neighborhoods and it is the model from which Blacksburg affordable housing projects and programs will develop and evolve.

The development community must also assist the Town in a significant way in order to successfully create the number of affordable units needed. In Blacksburg, affordable housing is not housing starting at \$160,000 or \$180,000 even though these units would be lower priced than

most new housing units in Town. There is a need for this level of housing in Blacksburg but it should be understood that that housing price serves middle and upper-middle income families, not low- and moderate income families. Low- and moderate income housing for Blacksburg is housing that is no more than \$150,000 and that is the high end of the range for large, moderate income families. Generally, housing between \$75,000 and \$120,000 is affordable to the full range of LMI families and persons.

The development community is correct that housing development in Blacksburg is significantly more expensive than in surrounding localities. It is, however, not because of the Town's development regulations and building code enforcement, rather the market cost of land. The Town does not feel that it imposes excessive development fees for new construction although development standards are higher than other municipalities in the area. A pervasive lack of affordable housing may also lead to new land use requirements such as inclusionary zoning. These regulations and affordable housing tools should be carefully explored in partnership with the development community.

Because of the nature of university communities and the level of investment in housing and land, by those within and outside of the community, the demand for housing significantly exceeds the supply. This exerts upward pressure on housing prices quickly putting many families out of reach of ownership and even rental opportunities. The Town's rental market averages under a 4% vacancy rate and rentals to students demand a premium market rate. Only older rental units are available to LMI persons and even those have limited supplies. Such a low vacancy rate functions as a barrier to housing for many LMI families.

Subsidizing the cost of land with CDBG funds is one of the most significant and effective strategies that the Town can use to help offset these market conditions. By leveraging CDBG funds with those of private developers, the Town can help to pay down the cost of land and therefore development. Along with offsetting acquisition costs, the Town can require certain development conditions such as 51% or more LMI units, job creation, deed restrictions, etc. to better ensure long term affordable housing.

The Town will work to address any identified barriers to affordable housing with the development community, public service agencies, other local governments, the Commonwealth of Virginia, the Department of Housing and Urban Development, and other available entities to the greatest extent practicable.

G. Fair Housing

ANALYSIS OF IMPEDIMENTS

Summary of Impediments

Preliminary analysis of both qualitative and quantitative information on fair housing in Blacksburg leads to the following list of impediments to fair housing choice in this community.

- ❑ **Education** - Individuals often times lack information on fair housing, specifically regarding their rights and their responsibilities on housing issues. Many impediments to fair housing could be addressed if people were better informed.
- ❑ **Historic Isolation** - The pattern of many modern housing developments has effectively segregated people by income in many areas of the community. In some cases, it relates to the location of subsidized housing and in others it is private sector housing development that contributes to this isolation.
- ❑ **NIMBY** - As in many areas of the country, community resistance to the integration of diverse types of housing into existing neighborhoods occurs in Blacksburg. The Blacksburg Town Council and Planning Commission deal with “Not-In-My-Back-Yard” (NIMBY) arguments on a routine basis relating to everything from the location of businesses to group homes for persons with disabilities or for the homeless to proposed affordable housing construction. The difficulties developers encounter when trying to site special needs housing facilities definitely have an impact on fair housing choice. Even the potential of a controversial development approval process can influence the selection of a site and can even determine whether or not a housing project is submitted for consideration.
- ❑ **Affordability** - While the cost of construction and the rising cost of housing rehabilitation limit housing choice, the way subdivisions are developed also has an impact on the cost of housing and segregation of individuals by income. The creation of a variety of types of lots for residential development is the first step in facilitating construction of new affordable housing, which has a direct impact on the community’s ability to develop diversity within its neighborhoods.
- ❑ **Accessibility** - The economic feasibility of retrofitting existing apartment buildings for accessibility can be seen as an impediment to fair housing choice in the community. Consistent integration of accessible enhancements in newly constructed rental housing, as well as new housing units for owners, is important to fair housing choice.

Actions to Address Impediments to Fair Housing Choice

The Town of Blacksburg recognizes that barriers to fair housing exist and will pursue the following steps to continue to affirmatively further fair housing choice.

Fair Housing Education

Fair housing education is a continual process. Blacksburg, like communities across the country, has many residents that are not aware, or knowledgeable, about their fair housing rights, how to recognize discrimination, or what to do about it. The Town of Blacksburg will:

- Support consumer educational programs such as first-time homebuyer and ongoing fair housing presentations and training.
- Participate in and organize fair housing education efforts for Town of Blacksburg employees, citizens, and CDBG funding recipients.
- Provide information to the public on the Town of Blacksburg's housing programs via the website, brochures, newsletters, press releases, and public events.
- Support fair housing with affordable housing activities.
- Encourage local developers to create and maintain affordable housing opportunities for moderate, low, very low and extremely low income households.
- Support agencies that assist the homeless.
- Actively support Fair Housing Month activities.

Neighborhood Diversity

Historical isolation of public housing has resulted in higher number of low income people living in concentrated geographic areas. The Town of Blacksburg will:

- Encourage efforts to de-concentrate subsidized housing.
- Continue to support the Blacksburg Transit's efforts to provide transportation throughout the community.
- Encourage mixed income neighborhoods throughout the community.

Individuals with disabilities, some of whom are homeless, frequently face barriers to housing choice in the form of neighborhood opposition to group homes or community living centers. Low income residents and residents of color may also face barriers to housing choice in the form of neighborhood opposition to publicly assisted housing. The Town of Blacksburg will:

- Provide information on and support for enforcement of fair housing laws to help deter future efforts to block group homes, publicly assisted housing and other locally unwanted land uses.
- Continue work to provide affordable housing for anyone that needs it, including the homeless and people with any form of disability.

Fair Housing Enforcement

The Town will work with the Virginia Fair Housing Office to enforce fair housing laws. The Town of Blacksburg will:

- Respond to and follow up on matters relating to illegal discrimination, including housing discrimination, in addition providing education and resources on fair housing issues and act as the community's central location for residents to report housing discrimination.

Accessible Housing

People with disabilities often have difficulty finding suitable and accessible housing. Even though the Fair Housing Act allows tenants to make physical modifications to render an apartment accessible, fixed or otherwise limited incomes present a financial barrier to a disabled person's ability to make physical modifications, and thus, is a barrier to the creation of accessible housing in Blacksburg. The Town of Blacksburg will:

- Educate developers and non-profit organizations about ways they can enhance the accessibility of existing units and increase the availability of accessible units.
- Systematically inform residents about their right to reasonable accommodations under fair housing law.
- Encourage property owners of housing built before 1991 to make their rental units physically accessible to persons with disabilities.

Affordable Housing

Affordability is certainly a barrier to housing choice and becomes a fair housing issue when housing patterns and/or policies effectively segregate households by income. Availability (both new and existing units) of affordable housing has been a long standing, and increasing, challenge in Blacksburg, both in rental units and home ownership. The Town of Blacksburg will consider and evaluate the following possibilities:

- Review zoning policies to determine any effects on housing affordability and new neighborhood development.
- Review building code/inspection policies to determine impacts on housing affordability.
- Encourage and facilitate neighborhood revitalization within older neighborhoods and, through neighborhood planning, encourage residents to address issues associated with "difficult" properties.
- Encourage downtown development that provides additional housing opportunities.
- Encourage maintenance of existing neighborhood housing stock.
- Fund owner-occupied and investment-owner housing rehabilitation in targeted neighborhoods.
- Encourage the dispersion of affordable housing throughout the community.
- Address issues related to the affordability of homeownership.
- Offer a downpayment assistance program.

H. Anti-Poverty Strategy

The Town does not provide any direct services to reduce the number of households with income below the poverty line. In considering the factors affecting poverty that may be impacted by the existing housing programs of the Town, it appears that coordination of production and preservation of affordable housing with supportive programs and services targeted to very- and extremely low income households, special needs populations including victims of domestic violence, the provision of affordable and safe child care, and the expansion of transportation choices would benefit this population.

In completing rehabilitation projects on properties owned by households below the poverty line, the Town will be reducing the housing cost burden on these households to some extent. The reduction in housing cost burden would result from actions that would reduce energy costs and cost of repairs needed to keep the home in habitable condition. The Town recognizes that while this in itself will not increase the level of income of these households, it will make more household funds available to cover other expenses.

The Town will consider policies that require owner occupants applying for CDBG housing rehabilitation programs who are underemployed to obtain additional employment, and owner occupants who have a large volume of debt, especially consumer debt, to participate in free budget counseling as a condition of housing rehabilitation loan approval. These policies can be based on the Town's position that this rehabilitation loan is a partnership effort – the Town loan will bring the house into livable condition, but the owner needs to be in a financial position that will reduce the possibility of the house falling into disrepair again in the future.

The Town cannot predict the extent to which the planned programs will reduce or assist in reducing the number of households below the poverty line

I. Priority Community Development Needs

HUD Table 2B

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Unmet Priority Need	Dollars to Address Unmet Priority Need	Goals
PUBLIC FACILITY NEEDS (projects)				
Senior Centers	L	1		
Handicapped Centers	L	1		
Homeless Facilities	H	4	\$2,000,000	1
Youth Centers	L	1		
Child Care Centers	H	2	\$1,000,000	1
Health Facilities	L			
Neighborhood Facilities	H	1	\$20,000	1
Parks and/or Recreation Facilities	H	5	\$280,000	4
Parking Facilities	L			
Non-Residential Historic Preservation	M	1	\$150,000	
INFRASTRUCTURE (projects)				
Water/Sewer Improvements	L			
Street Improvements	L			
Sidewalks	M	5	\$200,000	
Solid Waste Disposal Improvements	L			
Flood Drain Improvements	L			
PUBLIC SERVICE NEEDS (people)				
Senior Services	M			
Handicapped Services	H	334	\$3,340,000	30
Youth Services	L			
Child Care Services	H	100	\$800,000	30
Transportation Services	H	150	\$300,000	150
Substance Abuse Services	L			
Employment Training	M			
Health Services	L			
Lead Hazard Screening	L			
Crime Awareness	L			
Other Public Service Needs	L			
ECONOMIC DEVELOPMENT				
ED Assistance to For-Profits (businesses)	L			
ED Technical Assistance (businesses)	L			
Micro-Enterprise Assistance(businesses)	L			
Rehab; Publicly- or Privately-Owned	H	1	\$850,000	1
C/I* Infrastructure Development (projects)	L			
PLANNING				
Planning	H	1	\$150,000	1
TOTAL ESTIMATED DOLLARS			\$9,090,000	

* Commercial or Industrial Improvements by Grantee or Non-profit

There are nine (9) high priority community development needs that stand out, primarily as a result of public input for the Consolidated Plan but also supported by the Town's Comprehensive Plan. There are four (4) medium priorities that will may be addressed within the timeframe of this plan if funding becomes available. Town funds may also be used to assist with medium priorities such as for sidewalk construction, senior services, and historic preservation.

Public Facilities

The acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements is an eligible activity.

Priority Needs

- ☐ Homeless facilities primarily to serve women in crisis, abused children, and families.
- ☐ Child care centers that serve low- and moderate income (LMI) families.
- ☐ Neighborhood facilities for LMI neighborhoods.
- ☐ Parks and/or recreation facilities and upgrades for LMI neighborhoods.
- ☐ Improve transportation access for the disabled.
- ☐ Expand transportation routes and service hours to LMI neighborhoods.

Strategies

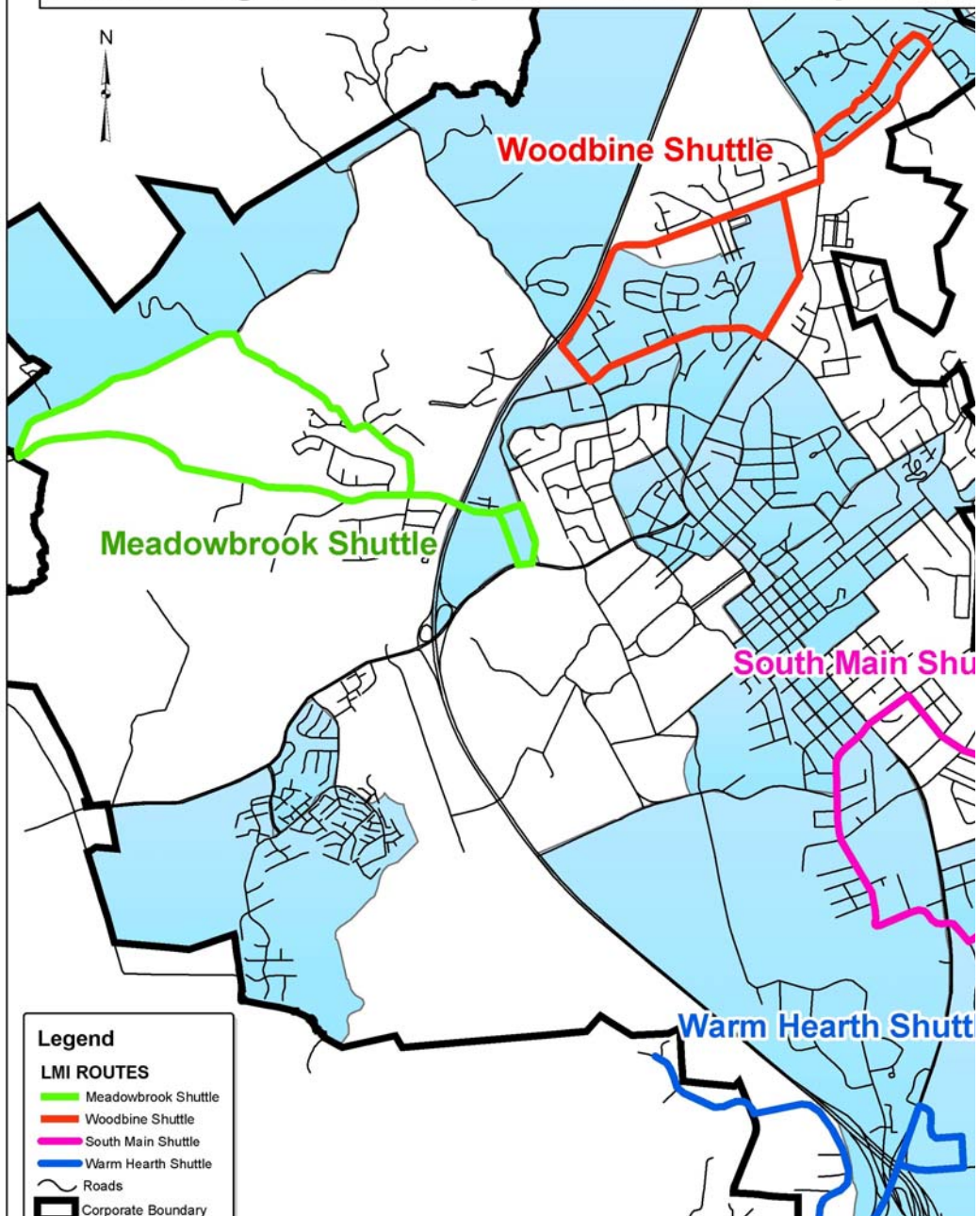
Special consideration will be given to public facilities and improvements that:

- Serve a high percentage of low to moderate income persons, especially an identified special population;
- Eliminates or prevents threats to health and safety;
- Provides an improvement that is part of a comprehensive improvement strategy for community development;
- Has demonstrated that other funding sources are not available to correct or improve the facility;
- Is located in a blighted or deteriorating area and is directed towards improving the adjacent commercial or residential environment;
- Is designed to restore and improve the physical condition and appearance of a significant historic structure.

Specific Objectives

- Financial support for regional homeless facilities.
- Financial support for child care centers that have spaces for LMI children.
- Renovate the main room of an historic house for use as a LMI neighborhood meeting space.
- Develop a park in the same LMI neighborhood (with the house) and upgrade playground equipment in other LMI areas.
- Fund Blacksburg Transit expansion of paratransit services and route/service expansions to LMI neighborhoods.

Blacksburg Transit Proposed LMI Route Expansion



Public Service Needs

CDBG regulations are very broad and allow the use of grant funds to pay for a wide range of public services. Funds may be used to pay for labor, supplies, and material as well as to operate and/or maintain the portion of a facility in which the public service is located. This includes the purchase or lease of a facility, equipment and other property needed for the public service.

Priority Needs

- ☐ Provide quality child care services for LMI families.
- ☐ Homeless and child advocacy services for LMI persons.
- ☐ Fair housing education for the community.

Strategies

Special consideration will be given to public service activities that:

- Serves a high percentage of low, very low, and extremely low income persons;
- Coordinated collaboratively with other entities and organizations;
- Combine other public/private funds or services for the operation of the program (i.e. volunteers, in kind services, donations, etc.);
- Prioritize funding for services identified as needed by a collaborative social service agency effort;
- Participate in a funding consortium to better utilize and target public service dollars.

Specific Objectives

- Fund child care services that provide space for LMI children.
- Fund regional homeless programs, including child advocacy.
- Provide fair housing education and work with the Virginia Fair Housing Office.

Economic Development

CDBG funds may be used to pay for certain economic development activities. These include rehabilitation, infrastructure development, technical assistance, loan programs, micro-enterprise assistance, etc.

Priority Needs

- ☐ Renovate an historic structure in Downtown Blacksburg for reuse as a community market.

Strategies

- Target priority areas for historic preservation, rehabilitation, and economic revitalization.

Specific Objectives

- Rehabilitate an historic structure for use in an LMI area (Downtown Blacksburg) as a year round community market.

Planning and Administration

Priority Needs

- ☐ Neighborhood planning, particularly for LMI neighborhoods.
- ☐ Economic development planning townwide.
- ☐ Administration of entitlement grant programs.

Strategies

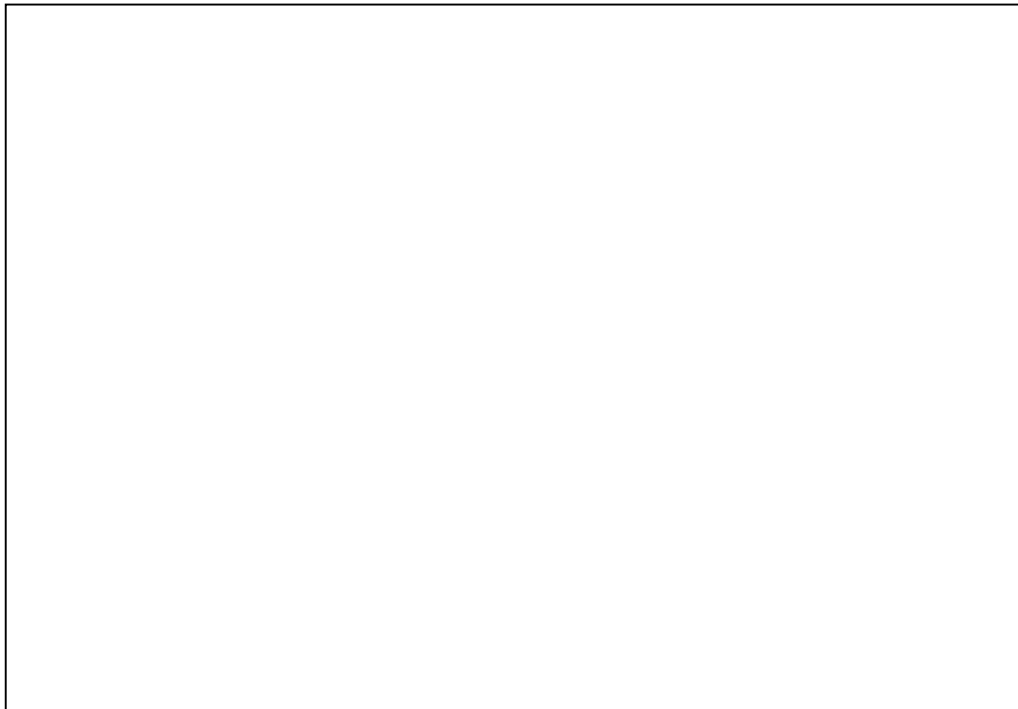
- Compatibility with the Town's Comprehensive Plan, Comprehensive Neighborhood Housing Strategy, Economic Development Strategy, and other related studies.
- Efficiently administer the block grant program.

Specific Objectives

- Develop partnerships for human service delivery and economic development entities.

J. Objectives

In addition to the community development objectives describe above, the town's main focus is on providing for permanent affordable housing to low- and moderate income persons. The Town will focus on three primary LMI neighborhoods in sequence: Roanoke-Lee Street, Kabrich, and Montgomery-Progress. Once the Town determines that one neighborhood has been sufficiently rehabilitated, then the next area may become eligible for funding.



The Town will emphasize owner-occupied rehabilitation and new construction of housing although rental housing for LMI tenants is also important, particularly in the above mentioned

neighborhoods. Finally, the Town will provide affordable housing for all qualified applicants but will make concerted efforts to target low, very low, and moderate income families. Particularly, elderly, small and large families (per the Housing Needs Analysis). A very large percentage of Other Households includes student rental housing which is not a priority need for the Town at this time.

Downpayment assistance is also very important to eliminating housing barriers and facilitating homeownership among low and moderate income persons. All qualified applicants will be assisted in this regard on a first come, first serve basis as funding allows and with priority given to the three targeted neighborhood areas: Roanoke-Lee Street, Kabrich, and Montgomery-Progress.

Finally, the Town is fully endorsing a holistic approach to the issue of affordable housing. There is consensus within the community that providing affordable housing units without reducing transportation and child care barriers will not fully benefit the community and ensure a diverse and healthy community. The rental permitting and code enforcement programs are also important in this regard. These recommendations are carefully planned to interconnect with one another and create a positive synergy that will elevate and improve the Town of Blacksburg.

Improving the quality of life for all citizens, regardless of income level, disability, or personal situation, is the goal and these are the objectives toward that vision.

HUD TABLE 2C

Summary of Specific Housing/Community Development Objectives					
Specific Objectives	Year	Units Expected	Units Achieved	5- year Total Target	% of Total Target
BLACKSBURG OWNER-OCCUPIED HOUSING					
<i>A. Owner-occupied Housing.</i> Acquire land and partner with a developer / CBDO to construct new 2-4 bedroom units for owner-occupancy. (units)	2005	12		44	
	2006	6			
	2007	6			
	2008	10			
	2009	10			
<i>B. Owner-occupied-Repairs/Rehab.</i> Assist in making repairs on owner-occupied homes of LMI persons. This includes rehabilitation of units to address identified special needs, including handicapped accessibility, lead abatement, etc. (units)	2005	7		19	
	2006	4			
	2007	4			
	2008	2			
	2009	2			
<i>C. Homeownership Assistance.</i> Financial assistance for home purchase. (persons)	2005	12		32	
	2006	8			
	2007	6			
	2008	3			
	2009	3			

BLACKSBURG RENTER-OCCUPIED HOUSING					
D. <i>Rehabilitation.</i> Improve the conditions of rental units for LMI households including handicap accessibility, lead abatement, transitional housing, rehab of purchased homes, purchase and rehab of homes for resale, etc. (units)	2005	7		16	
	2006	5			
	2007	2			
	2008	1			
	2009	1			
E. <i>Fair Housing Education.</i> Promote, counsel, and provide information to both rental property owners and tenants on fair housing practices. (persons)	2005	50		250	
	2006	50			
	2007	50			
	2008	50			
	2009	50			
OTHER HOUSING NEEDS					
F. <i>Child Care.</i> Support agencies that provide LMI child care services for Town residents. (persons)	2005	2		42	
	2006	10			
	2007	10			
	2008	10			
	2009	10			
G. <i>Homelessness.</i> Support activities of agencies to provide for housing placement services and life skills training. (persons)	2005	0		40	
	2006	10			
	2007	10			
	2008	10			
	2009	10			
LOW TO MODERATE INCOME NEIGHBORHOOD INITIATIVES					
H. <i>Rental Permitting Program.</i> Inspections and improvement of rental properties in LMI neighborhoods for the tenant's health, safety, and welfare. (properties)	2005	163		815	
	2006	163			
	2007	163			
	2008	163			
	2009	163			
I. <i>Code Enforcement.</i> Improvement of blighted properties in LMI neighborhoods for future redevelopment and spot blight removal. (properties)	2005	1200		6000	
	2006	1200			
	2007	1200			
	2008	1200			
	2009	1200			
J. <i>Public Facilities and Services.</i> Improvement of parks and transit services and infrastructure in LMI neighborhoods. (projects/programs)	2005	1		33	
	2006	5			
	2007	9			
	2008	9			
	2009	9			
ECONOMIC DEVELOPMENT					
K. Community Market. Renovate and convert an historic downtown property into an indoor/outdoor farmer's market. Funds will be directed toward activities to preserve the building and that assist in the creation or retention of LMI jobs. (projects)	2005			1	
	2006				
	2007				
	2008				
	2009	1			

PLANNING AND PROGRAM ADMINISTRATION					
L. Program Administration. Provide funding to effectively administer CDBG programs. An estimated \$600,000 shall be allocated towards administration over the plan period.					
M. Planning. Funding will also be used to support services needed to redevelop blighted areas. An estimated \$150,000 shall be allocated towards planning activities over the plan period.					

Consolidated Plan Project Funding Summary

Funding Year	Project Title	Project Amount
Annual	Program Administration	\$120,000.00
	Planning & Capacity Building	\$30,000.00
	Percent of Admin. Cap = 19%	
	Annual Town Activities	\$130,000.00
	Rental Permitting = \$90,000	
	Code Enforcement = \$40,000	
	ANNUAL SUBTOTAL	\$280,000.00
	FUNDING FOR OTHER CDBG ACTIVITIES	\$494,000.00
2005	Public Services	\$44,000.00
	Fair Housing = \$36,000	
	LMI Child Care Assistance = \$8,000	
	Percent of Public Service Cap = 6%	
	Activities	
	Land Acquisition	\$50,000.00
	Roanoke Street Acquisition = \$50,000	
	Home Rehabilitation	\$258,000.00
	Roanoke - Lee Street Project	
	Program Delivery Costs = \$24,300	
	Rehab = \$188,700	
	Substantial Recon. = \$45,000	
	Homeownership Assistance	\$42,000.00
	Roanoke - Lee Downpayment Asst. = \$42,000	

	Economic Development - feasibility study for community market concept	\$10,000.00
	Wong Park Development	\$90,000.00
	2005 Funding Unexpended =	\$0.00
2006	Public Services	\$75,000.00
	LMI Child Care Assistance = \$40,000	
	Homeless & Child Advocacy Programs = \$35,000	
	Percent of Public Service Cap 10%	
	Activities	
	Land Acquisition	\$201,800.00
	Roanoke Street Acquisition = \$51,800	
	Home Rehabilitation	\$188,200.00
	Roanoke - Lee Street Project	
	Program Delivery Costs = \$8,200	
	Rehab = \$45,000	
	Substantial Recon. = \$45,000	
	Homeownership Assistance	\$20,000.00
	Public Facilities and Improvements	\$9,000.00
	Recreation = \$9,000	
	2006 Funding Unexpended =	\$0.00
2007	Public Services	\$75,000.00
	LMI Child Care Assistance = \$40,000	
	Homeless & Child Advocacy Programs = \$35,000	
	Percent of Public Service Cap 10%	
	Activities	
	Land Acquisition	\$119,000.00
	Home Rehabilitation	\$90,000.00
	Special Economic Development Activities	\$100,000
	Community Market Renovation Project	
	Homeownership Assistance	\$20,000.00
	Public Facilities and Improvements	\$90,000.00
	Recreation = \$10,000	
	Transit = \$80,000	
	2007 Funding Unexpended =	\$0.00

2008	Public Services	\$75,000.00
	LMI Child Care Assistance = \$40,000	
	Homeless Programs = \$35,000	
	Percent of Public Service Cap 10%	
	Activities	
	Land Acquisition	\$40,000.00
	Home Rehabilitation	\$40,000.00
	Special Activities By CBDOs	\$129,000.00
	Neighborhood Revitalization	
	Housing Services	
	(Housing counseling, work specs, intake, training)	
	Special Economic Development Activities	\$100,000
	Community Market Renovation Project	
	Homeownership Assistance	\$10,000.00
	Public Facilities and Improvements	\$100,000.00
	Recreation = \$10,000	
	Transit = \$90,000	
	2008 Funding Unexpended =	\$0.00
2009	Public Services	\$75,000.00
	LMI Child Care Assistance = \$40,000	
	Homeless & Child Advocacy Programs = \$35,000	
	Percent of Public Service Cap 10%	
	Activities	
	Land Acquisition	\$30,000.00
	Home Rehabilitation	\$40,000.00
	Special Activities By CBDOs	\$129,000.00
	Neighborhood Revitalization	
	Housing Services	
	(Housing counseling, work specs, intake, training)	
	Special Economic Development Activities	\$100,000
	Community Market Renovation Project	
	Homeownership Assistance	\$10,000.00
	Public Facilities and Improvements	\$110,000.00

Recreation = \$10,000	
Transit = \$100,000	
2009 Funding Unexpended =	\$0.00
TOTAL FUNDS EXPENDED FROM 2005-09 =	\$3,870,000

K. Performance Measurement

In an effort to adopt performance measurement standards, the Town of Blacksburg recently completed a rigorous internal performance assessment study, as recommended by the International City/County Management Association (ICMA). A comprehensive understanding of the organization's strengths and weaknesses is fundamental to the future development of an effective performance measurement system. Identifying the appropriate indicators for measuring outcomes, both in terms of efficiency and effectiveness, is also critical to a successful performance measurement system.

Measuring outcomes with performance measurement is also a relatively new goal for CDBG communities. Blacksburg intends to integrate its performance measurement system for all programs, including CDBG. In fact, the Town's entitlement status may provide a valuable impetus to a wider application of performance measurement for all Town services.

Town staff has already conducted a cross analysis of the Performance Assessment Study with a recently conducted Citizen's Survey and the Comprehensive Plan's recommended action strategies. This analysis was useful in determining where priorities overlapped, to what extent issues were being addressed, and what outcomes could likely address the indicated priorities. Consolidated Plan objectives and goals could be similarly accounted for by developing indicators to measure Neighborhood Revitalization, Affordable Housing, Transportation Barriers, Affordable Child Care, Homelessness, Fair Housing, Economic Development, and other identified areas of need.

It is critically important to the Town that realistic goals and objectives be identified with effective indicators that will clearly measure outcomes. Many communities do not seem to fiscally constrain their goals and objectives, rather they aspire to fill the gaps identified in the housing, community development, and homeless needs analyses. These needs can only partially be addressed with the entitlement funds each community is given. Therefore, the issue becomes how can a community most effectively impact the needs that are identified. How did the community prioritize its needs and develop a fiscally responsible and realistic strategy to achieve its recommended goals and objectives. The Town will continue to pursue a performance measurement system that integrates the CDBG program outcomes with all Town projects, strategies, and goals.

V. APPENDICES

APPENDIX A

Public Hearing & Comment Period

The following notice was published in the *Roanoke Times New River Current* on Sunday, February 29th, and Saturday, March 6th. The second notice was published in the *Current* on Saturday, May 8th, to announce the Consolidated Plan's 30-day public review period and give a brief overview of the plan. In addition, legal ads were published for Council's public hearings for the Citizen Participation Plan (April 13) and adoption of the Consolidated Plan (June 8) according to the Town's standard operating procedures for advertising formal public hearings. Further information on meeting notices is outlined in Section III of this plan (pages 6-7).



**TOWN OF BLACKSBURG
2004-2009 CONSOLIDATED PLAN
PUBLIC HEARING/COMMENT NOTICE**

The Town of Blacksburg is undertaking a Five Year Consolidated Planning process and the development of an Annual Action Plan with respect to housing and community planning and development issues to determine the best use of resources in order to provide decent housing, a suitable living environment, and expanded economic opportunities. Available resources include the Community Development Block Grant (CDBG) Entitlement Funds and the Section 108 Loan Guarantee Program Funds under Title I of the Housing and Community Development Act of 1974 (as amended). These funds are available to the Town of Blacksburg on an annual basis from the U.S. Department of Housing and Urban Development (HUD) for the Program Year beginning July 1, 2004. The town is seeking citizen input regarding affordable housing needs, homeless/special needs housing and non-housing community development needs to be addressed with these resources.

A public hearing will be held on March 15, 2004 from 11:00 a.m. until 8:00 p.m. at the Blacksburg Community Center, 725 Patrick Henry Drive, Blacksburg, VA.

CDBG and Section 108 Loan Funds will be used in accordance with the following HUD Broad National Objectives:

1. Activities that will benefit low and moderate income persons;
2. Activities that aid in the prevention or elimination of slums or blight; and
3. Activities that meet needs having a particular urgency.

Activities eligible for support with CDBG Entitlement Funds and Section 108 Loan Funds include:

1. Acquisition of real property;
2. Disposition, through sale, lease, donation or otherwise, of any real property;
3. Acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements;
4. Clearance, demolition, removal and/or moving of buildings and improvements;
5. Code enforcement;
6. Public services;
7. Other community planning and development activities; and
8. Miscellaneous other activities.

All citizens and organizations are invited to attend the public hearing and suggest orally or in writing needs, programs, or activities that the town may undertake with the Consolidated Plan and with respect to its Program Year HUD funds. The Town of Blacksburg will make reasonable accommodations and services necessary for sensory-impaired and disabled citizens at the public hearing; persons requiring such accommodations/services should contact the town at least three working days in advance of the hearing. Please contact Darren Coffey, at dcoffey@blacksburg.gov or 961-1183 for any questions. Written comments may also be mailed to Darren Coffey, Housing & Community Development Manager, 300 South Main Street, Blacksburg, VA 24062-9003. Comments will be accepted until April 15, 2004.

Darren K. Coffey, AICP
Housing & Community Development Manager
dcoffey@blacksburg.gov



TOWN OF BLACKSBURG 2004-2009 CONSOLIDATED PLAN

EXECUTIVE SUMMARY

Fundamental community needs such as housing, health services, public transportation, job availability, and child care are increasingly difficult for individuals to provide for, particularly for those of modest income (below 80% of the area's Average Median Income of \$53,800). Families that are low or moderate income by this standard are often burdened with housing-related costs of over 30 percent (and many are over 50%). This cost burden places an undue strain on the household's budgetary ability to provide for food, clothing, and other basic needs. This strain ultimately limits an individual or family's housing choice and often leads to an out-migration of the demographic fabric of a community. Teachers, university staff, service workers, law enforcement, skilled and unskilled laborers, among many others, move outside of the community in which they work and wish to live to seek more affordable housing.

The Blacksburg Consolidated Plan is an assessment of current Town conditions that recommends specific goals and objectives to accomplish over five years. The Department of Housing and Urban Development requires every community receiving Community Development Block Grant (CDBG) funding on an entitlement basis to complete a Consolidated Plan. The plan contains an evaluation of the housing market along with other housing related needs, non-housing community development needs, homeless needs, and identifies other barriers to low- and moderate income persons such as transportation and child care. Finally, based on these evaluations and input from citizens, the plan establishes priorities that will be used in allocating CDBG funds during the time period covered by the plan, 2005-2009.

Recommendations in the plan include providing funds for land acquisition, housing rehabilitation, downpayment assistance, economic development, code enforcement, homeless and child advocacy programs, low- and moderate income child care programs, parks and recreation improvements, expanded transit and paratransit services, fair housing education, neighborhood revitalization, and various housing services. These recommendations will be carried out over five years and expanded upon annually in the Annual Action Plan. The accomplishments will also be reported annually to the public.

30-DAY PUBLIC REVIEW PERIOD

The plan may be reviewed on the Town's homepage at www.blacksburg.gov. Hard copies of the plan are available for review at the Blacksburg Public Library and the Town's Public Information, Housing & Community Development, and Town Manager's offices. For more information, please call Darren Coffey, Housing & Community Development Manager, at 951-4336 or email at dcoffey@blacksburg.gov.

APPENDIX B

Summary of Citizen Comments



Summary of Citizen Comments

March 15 – April 15, 2004

ACQUISITION OF REAL PROPERTY

- Acquisition of property needs to be a top priority after the Roanoke-Lee Street project. Acquire along transit routes, if possible.
- Consider a parcel similar to the former Echols Mobile Home Park for development.
- Purchase land so that Habitat for Humanity can build within Blacksburg.
- Acquire land to subsidize the developers of affordable housing.
- Purchase buildable lots to be donated to New River Valley Habitat for Humanity for the provision of simple, decent affordable houses in Blacksburg.
- Buy land for “permanent” affordable housing for mobile homes or manufactured homes on a slab where the person owns the land.
- Land within Blacksburg is a problem for creative efforts such as Habitat or Community Housing Partners.

CONSTRUCTION OF HOUSING

- Work with organizations such as Habitat for Humanity to construct new homes.
- Building housing for low income residents is the best use of the funds (2).
- The Blacksburg Habitat for Humanity Group could support the new construction of one low income home per year. Given the land, we can provide the funds to build the homes.
- Give assistance to homeowners of affordable single houses with yards and gardens (e.g., Kabrich, Winston, Giles, etc.)
- Give Lane Infill Development Project to provide for affordable manufactured housing per the Comprehensive Plan, existing zoning, and surrounding and proposed future land uses (See Ieuter project; also see Olinger comments).
- Constructing manufactured homes for \$30-44,000 with low interest loans, plus the permanent foundation, would be affordable. The land would be owned with the home.

REHABILITATION

- Restore the Odd Fellows Hall on Gilbert Street and use as a library-museum for the history of African Americans and their contributions to the Town of Blacksburg and the surrounding area from the 1800's to the present and into the future. This is in the New Town area, a well established black neighborhood (13).
- Kabrich Street houses (908 Kabrich and adjacent houses).
- Use funds for individual home repairs, particularly for historic homes. Grants or loans.
- Purchase the Maple Court Apartments and convert the 1st floor into emergency housing and a day care facility, 2nd floor into transitional housing, and 3rd floor into permanent rental.

- Buy out the cheap apartment complexes and convert to Senior Housing.
- Purchase some Roanoke Street fraternities, rehab, and resell to homeowners or for other uses.
- Rehab an old condo or townhouse and sell to low-moderate owners. Possibly combine with appropriate businesses.
- Rehab an old hotel/motel and sell efficiency units along with businesses that go with peoples needs such as beauty shops, physical therapy, dining, etc.
- Any renovation of housing or addition of new should be sensitive to the historic aspects of a house or its neighbors.
- It is probably more cost effective to focus on rehab of existing housing – either individual or multifamily.

SPECIAL ACTIVITIES BY COMMUNITY-BASED DEVELOPMENT ORGANIZATIONS (CBDOS)

- Increase the availability of affordable rental housing and homeownership with land acquisition, rehabilitation and new construction of single-family and two-family homes, condominiums, and townhouses (2).
- Provide homeownership assistance to help people build a good credit history and equity.

CODE ENFORCEMENT

- Rental Permitting Program = \$90,000 annually (33)
- Code Enforcement (nuisance abatement) in LMI areas = \$40,000 annually (20)
- Use funds to fix-up or demolish old houses. Condemn or place liens on properties if necessary.
- Keep rental inspections to protect home owners and keep neighborhoods clean and safe for town residents and taxpayers.
- Rental program helps retain LMI Neighborhoods.
- Stronger enforcement of rental properties located within family oriented communities. Survey and identify rental property that is in the town but not registered.

PROGRAM ADMINISTRATION COSTS (20% = \$154,800 max cap)

- Program Manager, Administrative Support, Office Budget = \$118,000

PLANNING AND CAPACITY BUILDING (counts toward 20% admin cap)

- Neighborhood Planning for LMI areas = \$30,000 annually (29)

PUBLIC SERVICES (15% = \$116,100 max cap)

Childcare Programs (62)

- Support the Interfaith Child Care project that will serve low-moderate income families (5).
- Child care is an important community need.
- Increase the accessibility, quality, affordability of child care for low-mod income families (2).
- The town should partner with a private agency for a state-of-the-art child care program that could serve as a model for communities across the nation. High quality child care cannot be provided to LMI families without subsidies to either for profit or non-profit organizations.

Aid to Agencies (36)

- Community Service has the network of people with special needs and their living requirements. Consultation with these groups should come early in the planning process.

Homeless Programs

- Homeless Intervention Program at New River Community Action. Homeless Elimination Leveraging Program (HELP) to address the needs of the areas sheltered homeless.
- Women's Resource Center of the New River Valley to help women, many with children, to find temporary and permanent housing.
- I have been evicted from my home due to job layoff or lack of work and couldn't pay my rent.

Arts Programs

- Performing Arts Institute of Virginia supports the provision of arts programs for persons of all income levels and ages (7).
- Help create a physical building that will serve the community as a focal point for the arts (5).
- Striking a balance between supporting the arts and sports in this community is important.

Fair Housing Activities

- Staff Support = \$36,000

EXPANDING ECONOMIC OPPORTUNITY

- Job creation and retention and providing public services for employment (i.e., low cost transportation) is the foundation for economic growth and critical to employment opportunities for people with disabilities (2).
- Job training for persons with disabilities is important but secondary to the transportation barriers.
- Expand and provide a permanent, year round indoor home to the Farmer's Market.
- Downtown revitalization/economic development, including feasibility study for the Doc Roberts property on Main Street.
- Provide funds that will promote economic development in the Downtown area. The redevelopment of the Doc Roberts building is a top priority of the Blacksburg Partnership to help create jobs.
- Expand economic opportunities by working with the Blacksburg Partnership [e.g., community market place, community park] (7).

MISCELLANEOUS OTHER ACTIVITIES

Town Proposed CIP Activities

Roanoke-Lee Street Phase II = \$500,000 (54)

- Completing Roanoke-Lee Street project is the first priority.
- The Roanoke-Lee Street project is very important to keeping older neighborhoods in good condition.
- Finish Roanoke-Lee Street project.
- Please complete the Lee Street project.

Wong Park Development (with Bennett House Community Room) = \$100,000 (36)

- Keep as a public lawn-type park without equipment, gazebos, etc. Keep it open!
- Support sensitive development of the park with respect to its boundaries, trail connectivity, and use with the elementary school.
- The town is encourage to assist the Rotary Club in the provision of park amenities for this property such as shelters, plantings, etc.

Wellness Center = \$150,000 (18)

Price House Restoration (temporary relocation house for LMI rehabs) = \$160,000 (11)

- Maintain the Price House as a garden center or park.

Transit (100+ individuals and 20+ organizations)

Paratransit

- Work with Blacksburg Transit to help support accessible transit to disabled citizens = \$15-20,000
- Expand BT-ACCESS to serve residents who need to work or shop outside of the town limits or for those who work in town but live outside of town.
- See Economic Development related comments.

BT Service

- Extend transit services to LMI areas.
- Continue low cost bus routes and schedules.
- Affordable housing without cost effective and dependable (bus/paratransit) transportation would be a significant planning error.
- The town needs a mass transit for working people and a Main Street trolley that runs along North and South Main every 10 minutes.
- Many LMI persons require alternate means of transportation for work, and regular and reliable access to medical assistance (doctor, dentist, physical therapist) and shopping.
- Increase the frequency of bus service during the summer months.
- Add “community ride” routes to service neighborhoods that currently have no convenient access to public transit.
- Transportation is one of the biggest barriers faced by low income people. BT Access should be expanded.

General Comments

- Increase housing opportunities for persons with disabilities.
- Support affordable housing initiatives and funding for low-mod income families of African American descent.
- Provide operating support for non-profit organizations working to help achieve these objectives for the town.
- Partner with a local agency like Community Housing Partners to develop a HUD-Assisted, first-time homebuyer project (e.g., in the Giles Road area). Use a bond issue if needed.
- Incorporate green and sustainable design and construction requirements into these programs.
- Increase incentives for developers to construct affordable housing such as density bonuses for infill areas or new developments.
- Provide incentives to developers to design higher density, affordable housing (owner-occupied) in areas central to downtown and campus.

- Don't give land away but leverage it to help many instead of just a few.
- Provide low cost broadband Internet access to facilitate training, education, and economic development.
- Reasonable rentals will help address housing affordability and homelessness in town.
- Quality of life is the main focus including basic housing, additional parkland, greenways, alternative transportation, upgrading of existing facilities per the town's recommendations (i.e., Wong Park & house, Price House, Wellness Center, playground equipment, picnic shelters).
- The town needs to provide more public education on who qualifies for subsidies, how is LMI defined, etc.
- Improve off-campus fraternity housing areas.
- Public outdoor swimming pool.
- Safe crossings all along Main Street through town.
- Improve pedestrian crossing of Main Street to make a united useable business district (e.g., around Wades, Abby's, Eats, Heavener, etc.).
- Additional work is needed on North Main in the Maple Ridge Area.
- Complete sidewalks such as Givens to North Main and North Main Trail to existing sidewalks.
- Want sidewalks on all streets.
- Promote pedestrian and bicycle safety, sidewalks, leaving cars at home, and walk lights.
- The downtown is dirty and the shop owners do not seem to care about the outside of their buildings.
- Encourage neighborhood beautification projects.
- Improve public clean-up in all LMI areas which will encourage residents to do the same.
- Encourage connecting trails through existing communities.
- Expand litter pick-up programs along streets, intersections, sidewalks and trails.
- Consider street lighting programs for areas that request them.
- Eliminate plantings in street rights-of-way and obstructions at intersections.
- Support public schools and after school programs for LMI kids that educate not just baby-sit.
- Provide the public infrastructure needed in the Tom's Creek Basin (i.e., roads, water, sewer).
- Use the middle school for a mixed-use project were condominiums are owned but combined with a nursing home use, a long term care facility, other uses such as physical therapy, massage, classes for elderly, etc.
- Middle school mixed use: 1st floor is efficiency apartment for ownership (single, retired, limited income; 2nd floor is Warm Hearth style 2-bedroom apartment units (upper income) for retirees. Keep the gym use for the residents and as a revenue generator when rented for community activities. Rent the football field for revenue. Preserve the front lawn.
- Formally adopt an Affordable Housing Incentive (e.g., the Burbank Blue Ribbon Task Force on Affordable Housing)
- Issue bonds for affordable housing (e.g., Analysis San Francisco Affordable Housing and Home Ownership Opportunity Bond Program).
- Use Housing Trust Funds (e.g., Raise the Roof Executive Summary).
- Create a Housing Commission (e.g., Oregon Housing Strategic Plan).

- Promote appropriate businesses along with one and two bedroom low and moderate income units (see Olinger comments).
- Council should appoint a committee of low-moderate income people to assist the town in implementing these programs and projects.
- For LMI housing, focus should be on families and adults, not undergraduate populations.
- Affordable housing should be close to a bus route, within walking distance of shopping (at least grocery), and should have sidewalks in the neighborhood.

Submitted Drawings by Youth

- Water Park and a new high school.
- Water park with slides and diving boards.
- A teen center with music, snacks, and dancing (Club Tropics).
- Places to walk and shop (e.g., the mall, Burger King, a trail, and specialty shop).
- A nice house.

Public Objections to Proposed Activities

Town Programs

- Don't use CDBG funds for existing programs such as rental inspection.
- Code Enforcement and the Rental Permitting Program are good for providing for safe and adequate rentals but not availability or affordability.
- Don't use funds for neighborhood enhancement and rental permitting but for new construction, job retention and creation.
- Area already has good services and public infrastructure for low income families. Use funds for owner-occupied housing and not rental properties.
- Neighborhood Planning is a nice program but does not address affordable housing.

Town Facilities

- Don't use the Price House for temporarily relocating families for housing rehabs (Downtown Eastside Neighborhood Group).
- Development of the Price House does not promote affordable housing.
- Developing Wong Park with the funds does not provide affordable housing and is not on of the best uses of the money.
- The Wellness Center with gym equipment is a poor use of the money. Provide health services instead (e.g., flu shots, health screenings, classes, etc.).

Miscellaneous

- Child care should be in the Aid to Agencies category. Housing, transportation, and healthcare or more important issues.
- Do not use this funding for day care (2).
- Stop putting money into new parks, apartments, and houses - leave some land untouched/green. The rent and cost of housing has gotten out of hand. Cap the number of rental properties based on the number of bedrooms or facilities provided.
- These funds should not be used for economic development but for most of the other activities proposed by the town. This plan is a great opportunity to restore the balance of public justice.

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Public Participation Indicators (relative scale from 3/15 meeting attendees)
PUBLIC FACILITY NEEDS (projects)	
Senior Centers	6
Handicapped Centers	2
Homeless Facilities	9
Youth Centers	4
Child Care Centers	13
Health Facilities	3
Neighborhood Facilities	3
Parks and/or Recreation Facilities	8
Parking Facilities	6
Non-Residential Historic Preservation	6
Other Public Facility Needs	15; Performing Arts Group
INFRASTRUCTURE (projects)	
Water/Sewer Improvements	4
Street Improvements	4
Sidewalks	19
Solid Waste Disposal Improvements	3
Flood Drain Improvements	3
Other Infrastructure Needs	ID illegal connections to sewer and stormwater
PUBLIC SERVICE NEEDS (people)	
Senior Services	5
Handicapped Services	3
Youth Services	3
Child Care Services	15
Transportation Services	13
Substance Abuse Services	3
Employment Training	4
Health Services	4
Lead Hazard Screening	2
Crime Awareness	3
Other Public Service Needs	Street cleaning
ECONOMIC DEVELOPMENT	10; retail recruitment
ED Assistance to For-Profits(businesses)	3
ED Technical Assistance(businesses)	2
Micro-Enterprise Assistance(businesses)	4
Rehab; Publicly- or Privately-Owned	3
C/I* Infrastructure Development	1
Other C/I* Improvements(projects)	
PLANNING	
Planning	4

Town of Blacksburg Response to Public Input

Local government cannot effectively provide for the needs of its citizens without frequent and meaningful public input and participation. This input must transcend the traditional public hearing format of one way communication. The Town of Blacksburg has always enjoyed a robust and engaged citizenry and much of its character, economic diversity, and openness can be attributed to this citizen participation.

Public input also weighed very heavily in the development of the plan. More than 120 people participated directly in the process over a period of three months and hundreds weighed in with letters, emails, and petitions. All comments received between March 15 – April 15, 2004 were distributed to all members of the Housing Advisory Board and Town Council. The Manager's Office was also copied on all public comments. The comments highlight a myriad of needs, desires, and deficiencies throughout the community and provide a rich context from which to develop a viable and effective housing and community development program.

A wide variety of opinions, openly expressed, makes for strong public policy and yet it also complicates the process and therefore makes it stronger and more meaningful. Inevitably, some comments are not accepted by the local government however due to a myriad of reasons including fiscal constraints, conflicting goals, feasibility, necessity, etc. Because of this phenomenon, citizens can become frustrated with their local government and may develop a sense that they are not being "listened to".

This plan builds a case for the projects that it recommends for goals and objectives. All of the recommended projects enjoy a high level of public endorsement, although some are more controversial. The specific projects have been carefully thought out to attempt to maximize the effectiveness of the annual entitlement funds (\$774,000). Here are some responses for the more popular criticisms and suggestions received during the public comment period that were not recommended for inclusion in this plan. The Housing & Community Development Office is also available to address any additional concerns or ideas at any time.

Town Programs

- *Don't use CDBG funds for existing programs such as rental inspection, code enforcement, and neighborhood enhancement/planning.*

These programs are eligible activities under the entitlement program and its strict guidelines. Many communities are unable to conduct such proactive code enforcement and planning without the benefit of outside funds. The Town chose to use these funds to continue these eligible programs due to severe budgetary constraints, public support of the programs, and their high impact on ensuring decent housing and a suitable living environment.

- *Area already has good services and public infrastructure for low income families. Use funds for owner-occupied housing and not rental properties.*

The Town is emphasizing owner-occupied housing with these funds, however many extremely low and very low income families cannot afford, or do not qualify for, a home mortgage. In these cases, affordable rental units are the only viable option. These funds

will be used to rehabilitate specific neighborhoods and convert existing housing that is either underutilized or vacant into LMI rental and owner-occupied housing.

Town Facilities

- *Don't use the Price House for temporarily relocating families for housing rehabs (Downtown Eastside Neighborhood Group).*
- *The Wellness Center with gym equipment is a poor use of the money. Provide health services instead (e.g., flu shots, health screenings, classes, etc.).*

While the Town feels that these would be good uses of the funds, and they are eligible uses, they were not recommended for funding due to low public support. Health services are very well provided by the County and the Town funds the Free Clinic of the New River Valley from its General Fund.

Arts Programs

- *Performing Arts Institute of Virginia supports the provision of arts programs for persons of all income levels and ages. Help create a physical building that will serve the community as a focal point for the arts.*

The Town's quality of life is greatly enhanced with organizations such as the Performing Arts Institute of Virginia. Funding for an arts facility however is not an eligible use of entitlement funds, except perhaps under the most unique circumstances. The fiscal constraints of such a project are also significant. Funding for portions of fine arts programs is an eligible activity for low- and moderate income benefactors such as funding scholarships, tuition vouchers, etc. The Town has not proposed this public service at this time.

Miscellaneous

- *Do not use this funding for day care.*

Quality child care for low- and moderate income families emerged in our analysis and through public comments as a very significant obstacle to affordability and quality of life. This is also a well documented need in the Town's Comprehensive Plan that was developed in 2001.

- *These funds should not be used for economic development but for most of the other activities proposed by the town. This plan is a great opportunity to restore the balance of public justice.*

The Town agrees that these funds are an excellent opportunity to rebalance the diversity of the Town's population, including its workforce. Creating new job opportunities and places to affordably shop are part of a strong economy. As such, expanding economic opportunities is one of the most relevant and eligible activities that the Town can undertake with CDBG funds. The proposed Community Market is a good example of economic development and expansion combined with downtown redevelopment and historic preservation. A feasibility study will be performed for this project to ensure eligibility and economic sustainability.

- *Restore the Odd Fellows Hall on Gilbert Street and use as a library-museum for the history of African Americans and their contributions to the Town of Blacksburg and the surrounding area from the 1800's to the present and into the future. This is in the New Town area, a well established black neighborhood.*

This project could be eligible for funding depending on the proposed benefactors. The structure is in an LMI area and the project would combine historic and cultural preservation with community outreach and education. The project was not recommended for funding due to limited funds, an unknown renovation budget and schedule, and unknown low- and moderate benefits to the community. The Town's Museum Committee is actively working to identify ways to fund and expedite this project.

Appendix C

Citizen Participation Plan



Citizen Participation Plan

for the Consolidated Plan

Adopted by Town Council
April 13, 2004

Housing & Community Development Office
Blacksburg, VA 24062-9003



CITIZEN PARTICIPATION PLAN for the Consolidated Plan

Purpose of the Citizen Participation Plan

As a newly designated metropolitan area, the Town of Blacksburg, Virginia is eligible to apply for funds under the federal Community Development Block Grant (CDBG) and the Section 108 Loan Guarantee Program that are provided to the Town through the U.S. Department of Housing and Urban Development (HUD). Federal regulations require a Consolidated Plan that details the planning and budgeting aspects of the CDBG program over a 3 or 5 year period. Blacksburg's Consolidated Plan is a five year planning document that is developed with intensive public participation as guided by the Citizen Participation Plan.

The Blacksburg Citizen Participation Plan encourages citizen input in defining housing, community development and public services needs; services to be provided by community-based organizations; the funding priorities for programs and target populations to be served through resources available in the Consolidated Plan. The Participation Plan also sets the public process for the annual performance reports and adopting substantial amendments to either the Citizen Participation Plan or the Consolidated Plan.

Citizen Participation Process

The Town encourages citizen participation from all sectors of the community, with particular emphasis on participation by low and moderate income persons, residents of blighted areas, and areas where federal funds are used or are proposed to be used; and for the participation of minority and non-English speaking residents, as well as persons with mobility, visual, speech or hearing impairments. The Town will provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the Town's Consolidated Plan, and the use of assistance provided by federal funding sources included in the Plan.

Citizens will have opportunities to comment on housing, community development, public service, and population and program priority needs that are identified in the proposed Consolidated Plan prior to its submission to HUD at public hearings, meetings, or by directly contacting the Office of Housing & Community Development. Information on the Consolidated Plan schedule will be disseminated to local agencies and nonprofit organizations working with minority, non-English speaking, and physically impaired residents to afford as many people as possible the opportunity for full citizen participation.

Blacksburg will receive \$774,000 annually for community development and housing activities, public services, and services to be provided by community-based organizations through federal and local funding sources. A range of eligible activities that will benefit very low and low income persons will be funded based on public input. The Town will minimize displacement and assist any persons displaced to the extent possible. Funds may also be made available for temporary housing on a case by case basis.

Technical Assistance

Town staff is available to answer questions concerning the requirements of federal and local funding sources included in the Consolidated Plan, such as available funding amounts, funding priorities, eligible activities, environmental review procedures, equal opportunity requirements, relocation provisions, citizen participation requirements or any other requirements. In cases where staff can not answer questions pertaining to federal HUD funds, assistance will be requested from HUD.

Town staff will meet with citizen groups in Blacksburg that represent very low, low, and moderate income residents, as well as with citizen groups that express interest in participating in federal and/or local funding sources included in the Consolidated Plan, to explain program and application procedures. These meetings will be held in facilities convenient to the neighborhood or groups requesting the meetings.

Town staff will provide technical assistance, by request, to neighborhood groups, minority groups, community-based organizations, and other residents interested in participating in federal and local funding sources included in the Consolidated Plan. All groups, including the disabled and elderly, and those serving non-English speaking ethnic/minority populations, will be encouraged and assisted in submitting their views and proposals. Town staff will be available to provide assistance in the development and submission of program funding requests and other input.

Any persons requiring assistance should contact the Housing & Community Development office at 951-4336 or the TDD number at the Virginia Relay Center at 711.

Public Hearings

The Town will conduct public hearings to obtain the views of citizens on housing, community development and public services needs, and needs for services to be provided by community-based organizations, proposed activities, and program performance. Hearings shall be held after adequate notice (15 days minimum), at times and locations convenient to potential and actual beneficiaries, with accommodation for persons with disabilities and non-English speaking residents. Hearings will be conducted for annual performance reports and substantial amendments to the Consolidated Plan, along with for the Plan itself.

A minimum of two public hearings will be held annually, and prior to the submission of the Consolidated Plan to HUD.

- 1) At least one public hearing will be held by the Town at the beginning of the Consolidated Plan process to solicit citizen comments on housing and community development needs, needs for services to be provided by community-based organizations, proposed activities, and program performance. Testimony received at this hearing will be considered by the Town in preparing the proposed Consolidated Plan.
- 2) Prior to the submission of the Consolidated Plan to HUD, Town Council will hold a public hearing on the proposed Consolidated Plan. This public hearing will be held at a regularly scheduled Council meeting.

Public hearings will be held in the Blacksburg Town Council Chambers (300 South Main Street) or in other locations that are convenient to potential and actual beneficiaries, and that are accessible to persons with disabilities (e.g., the Community Center). At public hearings where a significant number of non-English speaking residents are expected to participate, the Town will address their needs by providing an interpreter. Notice of public hearings will include sufficient information about the purpose of the public hearing to permit informed comment from citizens.

Notice of public hearings will be advertised:

- 1) in a newspaper(s) of general circulation at least 15 days prior to the date of the public hearing (i.e. *New River Current*, *Collegiate Times*, or *News Messenger*);
- 2) the Blacksburg Alert electronic citizen notification system;
- 3) in press releases issued by the Blacksburg Public Information Office.

Response to Citizen Comments

The Town will append a summary of comments (oral or written) received from citizens through public hearings, focus groups, community meetings and other methods to the final Plan or report when preparing the Consolidated Plan, substantial amendments, or the performance reports.

Comments, complaints, or grievances concerning the Consolidated Plan should be addressed to the Office of Housing & Community Development, 300 South Main Street, Blacksburg, Virginia 24062-9003.

Every effort will be made to respond in writing to written complaints within 15 working days of receipt of the complaint. If additional time is required, written notice will be provided.

Notice of Consolidated Plan Schedule

The Consolidated Plan schedule will be mailed to neighborhood contacts; area associations & nonprofit organizations; ecumenical, business and other community organizations; and interested individuals. The Town will notify all subscribers to the Blacksburg Alert eNews and post notices on WTOB Channel 2 (the Town's public access television station). Other interested parties will be added to the list upon request to the Office of Housing & Community Development.

Available information will include the amount of funding expected from federal funding sources and programs in the Consolidated Plan including estimated program income, program and application requirements, proposed activities that will benefit very low and low income persons, plans for minimizing displacement caused by proposed activities and assistance opportunities for persons displaced, opportunities for citizen input, submission of project proposals, and schedules for proposed and final applications. This information may be obtained from the Office of Housing and Community Development.

An advertisement of the proposed Consolidated Plan will be published in a newspaper(s) of general circulation and a copy of the Plan will be available to the public for review and comment

at least 30 days prior to submission to HUD. The proposed Consolidated Plan will be available for review:

- 1) at the Office of Housing & Community Development;
- 2) on the Town's web site at www.blacksburg.gov; and
- 3) at the town's Public Information Office.

The final submission to HUD will also be distributed to these locations.

A public hearing will be held by the Town Council on the proposed Consolidated Plan. Final approval of program priorities and funding recommendations included in the Consolidated Plan will be made by the Town Council.

Amendment of the Consolidated Plan

The Consolidated Plan may be amended with the approval of the Blacksburg Town Council. The Town will amend the approved Plan whenever it makes one of the following decisions:

- 1) To make a substantial change in its allocation priorities or a substantial change in the method of distribution of funds;
- 2) To carry out an activity, using funds from any program covered by the Consolidated Plan (including program income) not previously described in the action plan; or
- 3) To substantially change the purpose, location, or beneficiaries of an activity.

In general, any substantial change or adjustment to a Consolidated Plan project budget will be treated as an amendment subject to public notice and a 30-day public review and comment period (minimum). Substantive amendments to the Consolidated Plan will be publicly advertised at least 15 days prior to consideration of the amendments by the Town.

Adoption and Amendment of the Citizen Participation Plan

Proposed changes to the Citizen Participation Plan will be publicly advertised at least 15 days prior to the adoption or amendment of the Citizen Participation Plan by the Town Council to allow time for public comment. Proposed amendments will be made publicly available through the media described herein.

APPENDIX D

Annual Action Plan

TOWN OF BLACKSBURG
COMMUNITY DEVELOPMENT BLOCK GRANT



Action Plan
FY 2005

June 8, 2004

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INTRODUCTION

The purpose of this 2005 Action Plan is to describe the activities and programs that the Town of Blacksburg will undertake to address needs identified in the Town's 2005-2009 Consolidated Plan, which was approved by Town Council in June 2004. All recommended projects are identified as community needs in the Consolidated Plan. The 2005 Program Year begins July 1, 2004 and will end June 30, 2005.

Source of Funds

- I. Federal resources expected to be available to address needs identified in the Consolidated Plan include Community Development Block Grant (CDBG) funds and, eventually, program income. Table I shows that the Town anticipates a 2005 entitlement grant of \$774,000 as well as an additional \$2,000 in program income generated from the repayment of housing rehabilitation loans.

**Table I. U.S. Department of Housing and Urban Development
CPD Consolidated Plan - Funding Sources**

CDBG Consolidated Plan Funding Sources		
2005 Entitlement Grant:		\$774,000
Unprogrammed Prior Year's Income not previously reported:		\$0
Return of Grant Funds:		\$0
Total Estimated Program Income:		\$2,000
TOTAL OF FUNDING SOURCES		\$776,000
Estimated Program Income		
Description	Grantee	
1. Housing Rehabilitation Loan Program	<u>\$2,000</u>	
Total Program Income	\$2,000	
Reprogramming Previous CDBG Funds (Not applicable in 2005 – 1 st year of Entitlement Program)		
	Amount	Subrecipient
Reprogram FY Funds	\$0	
Reprogram FY Funds	<u>\$0</u>	
Total Reprogrammed Funds	\$0	

- II. The Town has not received a specific commitment of private funds that can be used as a source of funds for this Action Plan but, will attempt to use 2005 CDBG funds to leverage assistance to meet identified needs.
- III. The Town is allocating up to \$44,000 of the public service portion of the 2005 block grant towards beginning an aggressive Fair Housing education program for the Town and seed money to help facilitate the provision of LMI child care for Town residents and workers.

OBJECTIVES AND NEEDS

The Town of Blacksburg uses CDBG funds to meet the following local objectives:

1. To eliminate blight or blighting influences and conditions which are detrimental to health, safety, and public welfare, and to restore and preserve historic properties.
2. To rehabilitate and expand the Town's housing stock and to utilize land and other resources in an efficient manner.
3. To expand and improve the quantity and quality of community services and reduce the isolation of income groups.
4. To promote economic development through physical development and improvements, and to create and retain employment opportunities.

The Town identified the following priority needs categories in the 2005-2009 Consolidated Plan:

1. Land Acquisition – new LMI housing
2. Housing Construction – Owner and rental
3. Housing Rehabilitation – Owner and rental
4. Homeownership Assistance – Downpayment assistance
5. Code Enforcement – Neighborhood initiatives
6. Public Services - Homeless & child advocacy programs; Fair housing education
7. Public Facilities and Improvements – Park facilities and transit services
8. Economic Development – Downtown revitalization and economic expansion
9. Activities by CBDOs – Neighborhood revitalization & housing services

2005 ACTIVITIES TO BE UNDERTAKEN

Table II summarizes the activities proposed to be undertaken with the Town's 2005 CDBG funds. It relates these activities to the Town's objectives and needs, and indicates the geographic location of the activities. All proposed activities are anticipated to be completed in the 2005 Program Year.

Table II. 2005 Action Plan Needs & Objectives and CDBG Funding

Projects		2005 Allocation	LMI Benefit	Need	Objective	Project Area
I.	Roanoke-Lee Street Community Improvement Project					Downtown Eastside
	A. Land Acquisition	\$50,000	\$50,000	1	1	
	B. Rehabilitation	\$188,700	\$188,700	17	8	
				0		
	C. Program Delivery – project admin.	\$24,300				
	D. Substantial Reconstruction	\$45,000	\$45,000	1	1	
	E. Downpayment Assistance	\$42,000	\$42,000	14	14	
II.	LMI Neighborhood Improvements					
	A. Wong Park Development & neigh center	\$90,000	\$90,000	1	1	Bennett Hill area
	B. Code Enforcement	\$40,000	\$40,000	1200	1200	LMI Neighborhoods
	C. Rental Permitting Program	\$90,000	\$90,000	163	163	LMI Neighborhoods
III.	Economic Development					
	A. Feasibility study for Community Market	\$10,000		1	1	Downtown
IV.	Public Services					
	A. Fair Housing Education	\$36,000			50	Townwide
	B. LMI Child Care Assistance	\$8,000	\$8,000	30	2	Townwide
V.	Administration and Planning					
	A. Program Administration	\$120,000				
	B. Planning					
	1. Neighborhoods	\$30,000				LMI Neighborhoods
Totals		\$774,000	\$553,700			

Details on individual projects, including proposed accomplishments, are provided in the next section. Department of Housing and Urban Development (HUD) regulations require that at least 70% of CDBG funds benefit low to moderate income (LMI) persons over a one to three year certification period. As proposed, about

89% of the funds subject to LMI benefit calculations will be expended on activities that benefit LMI persons. This action plan represents the first year of a three-year reporting period that will cover 2005, 2006, and 2007.

Roanoke-Lee Street Community Improvement Project

This project includes numerous program activities including acquisition, site clearance, housing rehabilitation, housing construction, and public facilities improvements (i.e., water, sewer, street lights, road repaving). Phase I of the project is underway with \$500,00 in Fiscal Year 2004 CDBG funds that were awarded by the Virginia Department of Housing and Community Development (DHCD) and approximately \$530,000 in local match funds by the Town. Over \$1.2 million in private funds and services are also projected. Activities are concentrated in the Roanoke-Lee Street Area of the Downtown Eastside Neighborhood, both of which are in Low to Moderate Income areas. This project represents the Town's first CDBG project and will serve as a pilot project for how the Town will expend its future CDBG allocations on affordable housing. The project will rehabilitate up to 17 houses (7 owner-occupied and 10 LMI rental), acquire land and construct up to 14 new dwelling units (mostly two family units) with downpayment assistance, and upgrade the existing public infrastructure (i.e., water, sewer, sidewalk, street, lighting).

LMI Neighborhood Improvements

Wong Park Development & Neighborhood Center

The Town recently acquired a 9 acre park in this LMI neighborhood with a combination of 2000 TEA-21 funds, local government funds, and a partial owner donation. Wong Neighborhood Park is currently undeveloped but the Town will renovate the existing historic house (the Bennett House) and begin providing some park amenities in Summer 2004. This CDBG project will help convert a portion of the house into a neighborhood meeting room. The remaining house space will be renovated with local funds and used as the Town's Office of Housing & Community Development. CDBG funds will only be provided for non-government administration space, specifically the one community room. Park improvements include a parking lot, landscaping, trails, a playground, and shelters. The project will be completed within this program year.

Code Enforcement

The Town's Neighborhood Enhancement Program (NEP) inspector currently spends approximately 60% of his time in LMI neighborhoods. This is expected to increase over the next year. A townwide cost allocation study will determine what portion of this position is CDBG eligible for future years. During this program year, enforcement will be concentrated in LMI areas to the greatest extent possible. In 2003, there were 1200 actions taken to address code violations in LMI areas. This is not expected to decrease in the future.

Rental Permitting Program

This program has two full-time positions - a property maintenance inspector and an administrative assistant. There are 490 properties registered in the program in LMI areas. This is 70% of the program and therefore that proportion of the program is supported with CDBG funds. The upcoming cost allocation study will verify this and determine what portion of this program will be CDBG eligible for future years. Approximately 163 property inspections are conducted annually. Each registered property requires an inspection once every three years. Most properties require more than one inspection in order to effectively address violations and comply with local, state, and other building and maintenance codes.

Economic Development

Feasibility Study

As a result of the Town's Comprehensive Plan and an Economic Development Study, Town staff facilitated the formation of a non-profit group focused on initiating economic development projects throughout town. The Blacksburg Partnership is comprised of various local business, university, and other professionals. The Partnership, in conjunction with the Town, is planning to develop its first project in the downtown area. The project will create a year round community market by renovating a historic building and relocating the farmer's market to the structure. The building is at the south end of downtown and in an LMI area.

This first year project is to fund a feasibility study to ensure that the project can employ at least 51% LMI persons as well as provide a sufficient benefit to the surrounding community. The project is expected to cost at least \$850,000 (\$300,000 proposed for CDBG funding) and this study will verify and update that cost estimate along with the proposed funding sources.

Public Services

Fair Housing

The Town of Blacksburg will begin its first year as an entitlement community with an aggressive fair housing education campaign to highlight this issue to area residents and stakeholders. In future years, the item will be funded through administrative funds (both local and CDBG), but the outreach in the first year will be significant enough to warrant additional funding as a public service.

This is one of the most important areas related to the provision and maintenance of affordable housing for the community. The Town intends to work closely with the Virginia Fair Housing Office on enforcement of any violations that are reported to the Office of Housing & Community Development. The Town will also be working closely with all local property managers and landlords, particularly those that provide Section 8 units and vouchers.

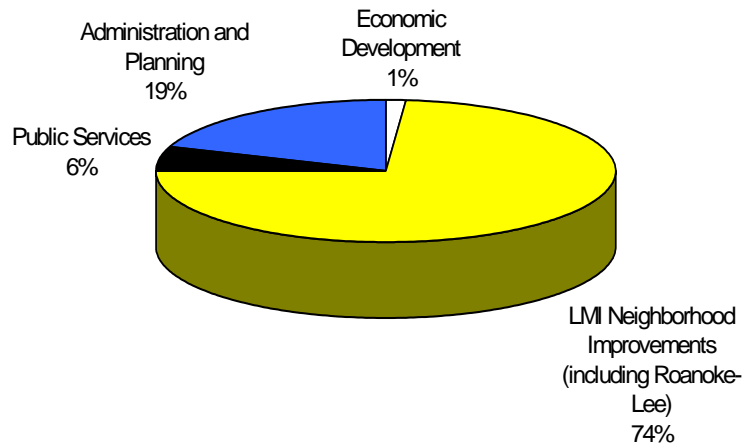
LMI Child Care Assistance

This is a widely acknowledged area of need that is well documented in the Blacksburg Comprehensive Plan (*Community Facilities* chapter) and emerged again during both the gap analysis and the citizen participation phases of the Consolidated Plan's development. At least one local non-profit organization intends to provide high quality day care for LMI families that live and work in Blacksburg. Other child care providers are expected to begin allocating "slots" for LMI children. The Town will use these first year funds to help promote the issue and possibly as a catalyst to help operate a private LMI facility in the Town.

Administration and Planning

Funds will be used for CDBG staff and for the general administration of the CDBG program. Funds will be allocated to support various neighborhood planning activities. The Town will oversee the block grant portion of any Public Service collaborations and will coordinate and monitor subrecipients in this program.

2005 CDBG Planned Expenditures



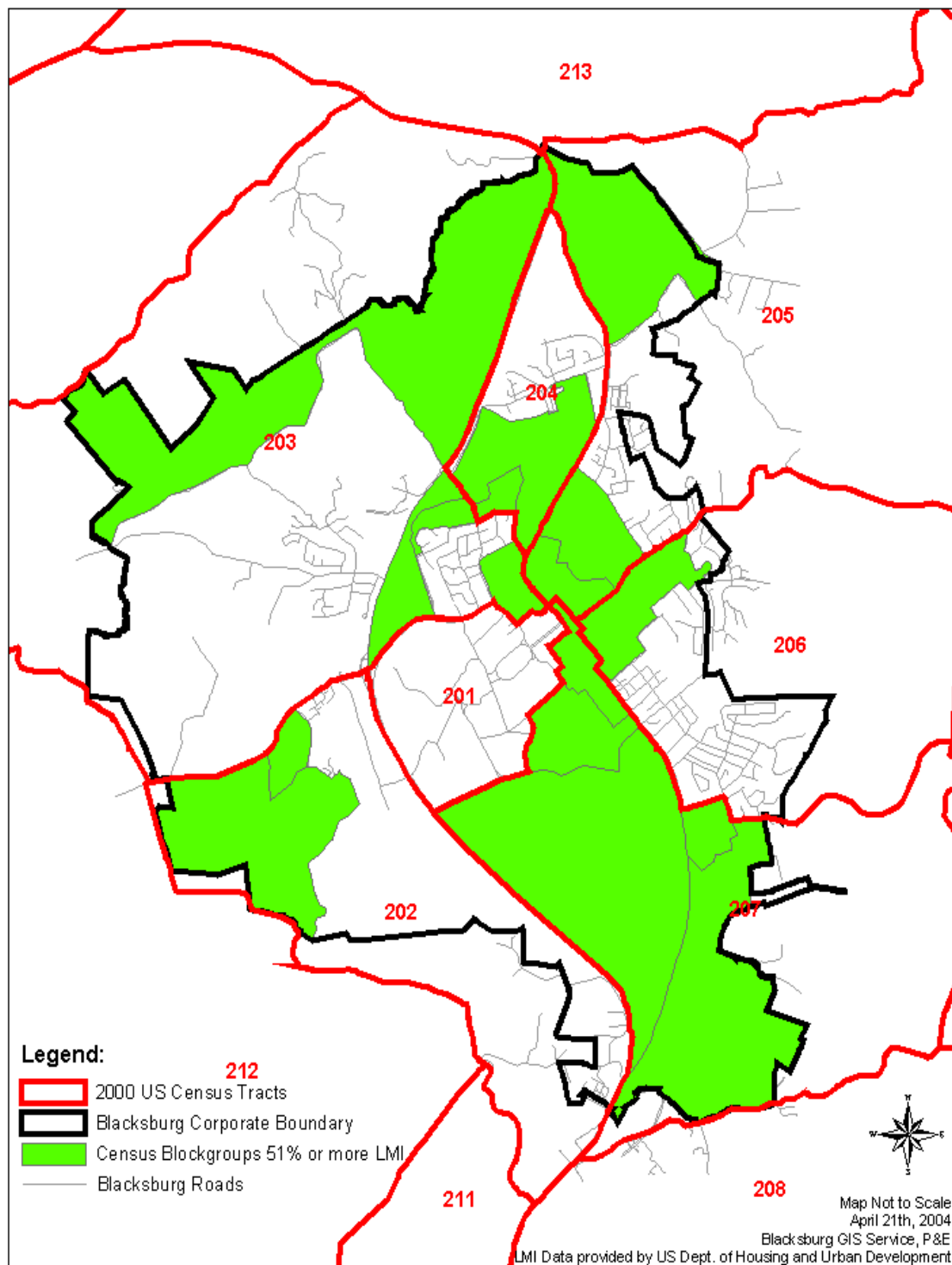
CDBG Projected Funding

Proportionate expenditures for the four major categories of LMI Neighborhood Improvements, Economic Development, Public Services, and Administration are shown above.

If funding from the Department of Housing and Urban Development is less than projected as shown on page 3, activities will not be cut from the program but funding for activities will be reduced on a pro-rata basis.

GEOGRAPHIC DISTRIBUTION

Per the 2000 U.S. Census information and additional data collected by the HUD, the Town of Blacksburg has 15 Low to Moderate Income Census block groups. These areas are shown as green in the map below. Site based activities proposed in the 2005 Action Plan are located in these LMI areas.



OTHER SUBMISSION REQUIREMENTS

Homeless and Other Special Needs

Since there are already a number of other organizations providing these services in the community, the Town sees no need to directly provide homeless assistance in the first program year. However, the Town intends to build relationships with all area human service agencies during the first program year and begin providing some financial assistance for this need beginning in fiscal year (FY) 2006. The main focus of homeless programs in this area is on helping families in crisis by providing temporary shelter until permanent housing is located. Many homeless persons are women and children being removed from an abusive situation. The Roanoke-Lee Street Project will provide both rental and home ownership opportunities that some temporarily homeless families may find for permanent housing.

OTHER ACTIONS

HOME Consortium

In addition to beginning to interact and coordinate with area human service agencies, the Town is also pursuing the creation of a HOME Consortium in cooperation with the New River Valley Planning District Commission and numerous other local governments. This consortium will hopefully form in 2004-2005 and begin receiving funding in FY 2006. This planning effort should also help to provide significant additional resources to the Town and region for affordable housing related projects.

Foster and Maintain Affordable Housing and Remove Barriers to Affordable Housing

The following activities to be undertaken, in all or in part, with 2005 CDBG funding will foster and maintain affordable housing and remove barriers to affordable housing:

- Town administered rental housing rehabilitation.
- Town administered owner occupied housing rehabilitation.
- Homeownership assistance in the form of downpayment assistance.
- Town code enforcement and rental permitting program which are designed to improve the overall condition of neighborhoods, particularly in LMI areas.
- Fair housing education for tenants, property managers and landlords as well as the community at large.

Evaluate and Reduce Lead-based Paint Hazards

All properties will be assessed for lead paint hazards and a Lead Risk Assessor will address such issues. All projects in the Roanoke-Lee Street Project are presumed to contain lead paint and will be rehabilitated to reduce and encapsulate the hazard. A lead clearance test will be successfully completed on all rehabilitation projects before families return to the household.

PUBLIC HOUSING

The Town does not have a public housing authority within its jurisdiction. The nearest housing authority is in Roanoke. Blacksburg's Section 8 housing assistance and vouchers are managed by Pembroke Management, Inc.

COORDINATION & MONITORING

The Town of Blacksburg Office of Housing & Community Development will coordinate the implementation of this Action Plan and report progress towards the goals from the Consolidated Plan in the annual CAPER. Additionally, the Town is in the process of developing performance measurements to more effectively evaluate its program delivery. This system will be implemented in conjunction with the CDBG program and monitoring.

A monitoring system for subrecipients will also be developed in the first program year. Monitoring will be done through submittal of program information, required by the Agreements between the Town and subrecipient, and on-site visits. When these reports are submitted they will be reviewed in accordance with the Agreement. If reports are not made on time or the subrecipient is not meeting the requirements of the Agreement, the Office of Housing & Community Development will meet with the subrecipients for a coordination meeting and closely monitor progress to meet the requirements of the Agreement.

Payment will be made to the subrecipient after their reports are reviewed in accordance with each agency's Agreement. If necessary, follow up calls or visits will be made to the agency when reports are not in accordance with the Agreement or additional information is required. Annual on-site visits will be made to all of the public service subrecipients to assess agency performance and compliance with program regulations. Also at that time, the agency reports their progress, any problem areas, and the evaluator is able to make any comments and recommendations. The town will keep a copy of these interview forms.

**HUD Table 3:
Consolidated Plan Listing of Projects
FY 2005**

Roanoke-Lee Street Project Area



Roanoke-Lee Area Analysis

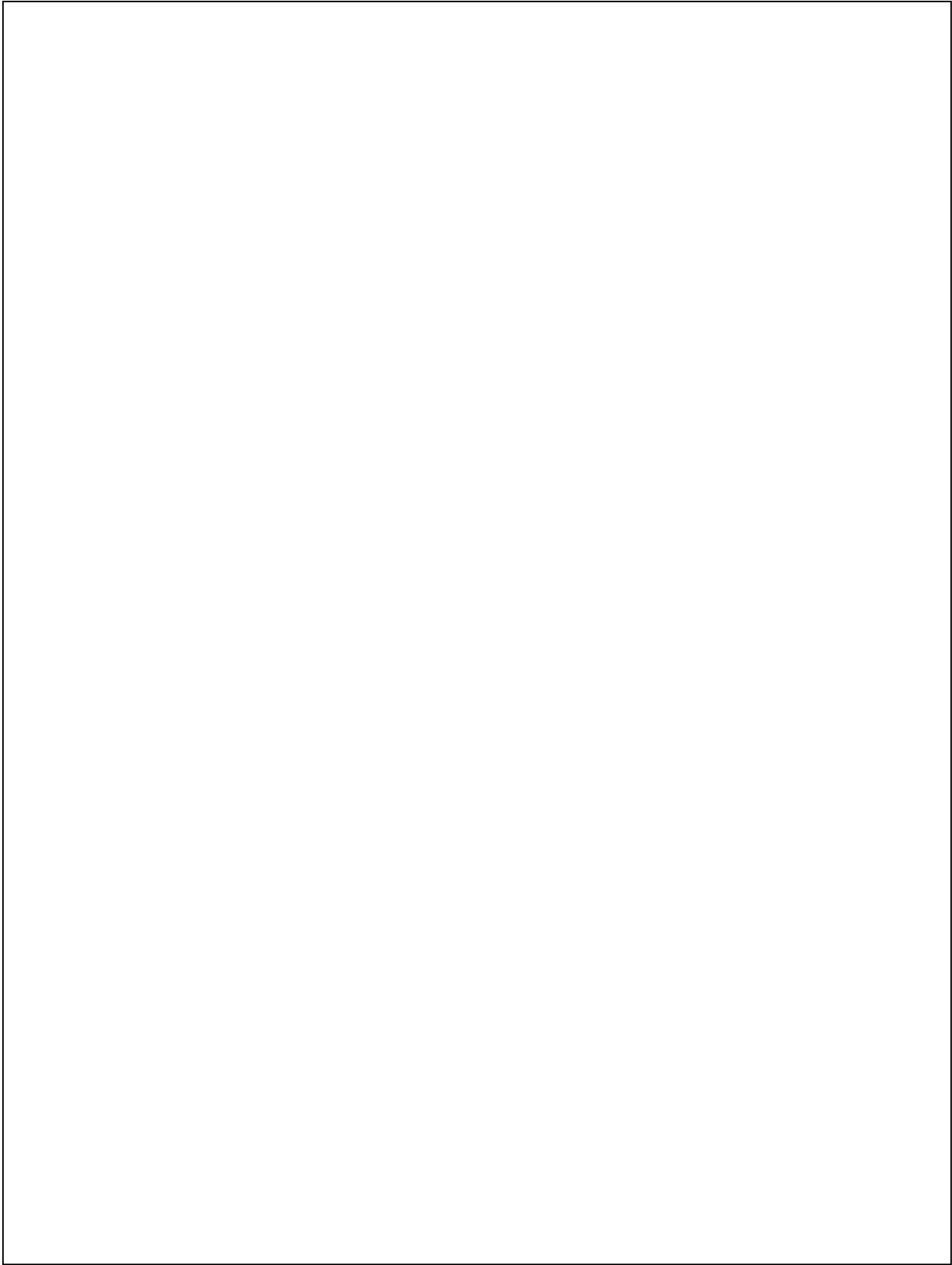


Table 3
Consolidated Plan Listing of Projects

Applicant's Name Town of Blacksburg

Priority Need
High

Project Title
Owner-occupied housing

Project Description

Acquire land needed to accomplish the Roanoke-Lee Street Community Improvement Project for the development of up to 14 new housing units for LMI persons. Most acquisition funds (\$206,175) were allocated in Phase I of the project in partnership with the Virginia Department of Housing and Community Development. Additional acquisition funds are programmed for FY 2006 to ensure program completion. These funds may or may not be needed to meet project goals depending on acquisition costs based on final appraisals, etc. The housing units will be owner-occupied.

Location

Downtown Eastside Neighborhood

Objective Number A	Project ID 1
HUD Matrix Code 01	CDBG Citation Acquisition of Real Property
Type of Recipient Municipal	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/04	Completion Date (mm/dd/yyyy) 06/30/05
Performance Indicator Housing Units	Annual Units 12
Local ID	Units Upon Completion 14

Funding Sources:

CDBG	\$50,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$206,175
Total	\$256,175

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name Town of Blacksburg

Priority Need
High

Project Title
Owner-occupied rehabilitation

Project Description
Rehabilitation of 7 LMI owner-occupied houses including at least one substantial reconstruction. These units are in the Roanoke-Lee project area.

Location
Downtown Eastside Neighborhood

Objective Number B	Project ID 2
HUD Matrix Code 14A	CDBG Citation Rehab: Single Unit Residential
Type of Recipient Municipal	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/04	Completion Date (mm/dd/yyyy) 06/30/05
Performance Indicator Housing Units	Annual Units 7
Local ID	Units Upon Completion 19

Funding Sources:

CDBG	\$90,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$133,000
Total	\$223,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name Town of Blacksburg

Priority Need
High

Project Title
Homeownership Assistance

Project Description
Financial assistance for home purchase, specifically downpayment assistance, for the newly constructed units in the Roanoke-Lee Street Project.

Location
Downtown Eastside Neighborhood

Objective Number C	Project ID 3	Funding Sources:	
HUD Matrix Code 13	CDBG Citation Direct Homeownership Assistance	CDBG	\$42,000
Type of Recipient Municipal	CDBG National Objective LMH	ESG	
Start Date (mm/dd/yyyy) 07/01/04	Completion Date (mm/dd/yyyy) 06/30/05	HOME	
Performance Indicator Households	Annual Units 12	HOPWA	
Local ID	Units Upon Completion 32	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	\$42,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name Town of Blacksburg

Priority Need
High

Project Title
Renter-occupied rehabilitation

Project Description
Rehabilitation of 10 LMI renter-occupied houses in the Roanoke-Lee Street area.

Location
Downtown Eastside Neighborhood

Objective Number D	Project ID 4
HUD Matrix Code 14A	CDBG Citation Rehab: Single Unit Residential
Type of Recipient Municipal	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/04	Completion Date (mm/dd/yyyy) 06/30/05
Performance Indicator Housing Units	Annual Units 7
Local ID	Units Upon Completion 16

Funding Sources:	
CDBG	\$143,700
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$72,000
Total	\$215,700

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name Town of Blacksburg

Priority Need
High

Project Title
Rehabilitation Administration

Project Description
Program delivery costs for the administration of the Roanoke-Lee Street Project.

Location
Downtown Eastside Neighborhood

Objective Number A, B, D	Project ID 5
HUD Matrix Code 14H	CDBG Citation Rehabilitation Administration
Type of Recipient Municipal	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/04	Completion Date (mm/dd/yyyy) 06/30/05
Performance Indicator Pay for performance	Annual Units Project Closeout
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$24.300
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$24,300

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name Town of Blacksburg

Priority Need
High

Project Title
Fair Housing Education

Project Description
The Town will develop an comprehensive fair housing program to promote, counsel, and provide information to both rental property owners and tenants on fair housing practices.

Location
Townwide

Objective Number E	Project ID 6
HUD Matrix Code 05J	CDBG Citation Fair Housing Activities
Type of Recipient Municipal	CDBG National Objective
Start Date (mm/dd/yyyy) 07/01/04	Completion Date (mm/dd/yyyy) 06/30/05
Performance Indicator Persons	Annual Units 50
Local ID	Units Upon Completion 250

Funding Sources:

CDBG	\$36,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$36,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant’s Name Town of Blacksburg

Priority Need
High

Project Title
Child Care

Project Description
Support agencies that provide LMI child care services within the Town of Blacksburg for Town residents.

Location
Townwide

Objective Number F	Project ID 7	<div>Funding Sources:</div> <div>CDBG\$8,000</div> <div>ESG</div> <div>HOME</div> <div>HOPWA</div> <div>Total Formula</div> <div>Prior Year Funds</div> <div>Assisted Housing</div> <div>PHA</div> <div>Other Funding</div> <div>Total\$8,000</div>
HUD Matrix Code 05L	CDBG Citation Child Care Services	
Type of Recipient Municipal	CDBG National Objective LMC	
Start Date (mm/dd/yyyy) 07/01/04	Completion Date (mm/dd/yyyy) 06/30/05	
Performance Indicator Persons	Annual Units 2	
Local ID	Units Upon Completion 42	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant’s Name Town of Blacksburg

Priority Need
High

Project Title
Rental Permitting Program

Project Description
Inspections and improvement of rental properties in LMI neighborhoods for the tenant’s health, safety, and welfare.

Location
LMI Neighborhoods

Objective Number H	Project ID 8
HUD Matrix Code 15	CDBG Citation Code Enforcement
Type of Recipient Municipal	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/04	Completion Date (mm/dd/yyyy) 06/30/05
Performance Indicator Properties	Annual Units 163
Local ID	Units Upon Completion 815

Funding Sources:	
CDBG	\$90,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$90,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name Town of Blacksburg

Priority Need
High

Project Title
Code Enforcement

Project Description
Improvement of blighted properties in LMI neighborhoods for future redevelopment and spot blight removal.

Location
LMI Neighborhoods

Objective Number I	Project ID 9
HUD Matrix Code 15	CDBG Citation Code Enforcement
Type of Recipient Municipal	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/04	Completion Date (mm/dd/yyyy) 06/30/05
Performance Indicator Properties	Annual Units 1200
Local ID	Units Upon Completion 6000

Funding Sources:

CDBG	..... \$40,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$40,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name Town of Blacksburg

Priority Need
High

Project Title
Community Market Study

Project Description
Conduct a feasibility study in conjunction with the Downtown Partnership to assess the viability of renovating an historic downtown property into a year round farmer's market. The project, if pursued, will expand economic opportunities for LMI persons and enhance an LMI area of the downtown.

Location
LMI Area

Objective Number K	Project ID 10
HUD Matrix Code 18B	CDBG Citation ED Technical Assistance
Type of Recipient Municipal	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/04	Completion Date (mm/dd/yyyy) 06/30/05
Performance Indicator Projects	Annual Units 1
Local ID	Units Upon Completion 1

Funding Sources:

CDBG	\$10,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$10,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant's Name Town of Blacksburg

Priority Need
High

Project Title
Program Administration

Project Description
Provide funding to effectively administer CDBG programs.

Location
LMI Neighborhoods

Objective Number L	Project ID 11
HUD Matrix Code 21A	CDBG Citation General Program Administration
Type of Recipient Municipal	CDBG National Objective
Start Date (mm/dd/yyyy) 07/01/04	Completion Date (mm/dd/yyyy) 06/30/05
Performance Indicator	Annual Units
Local ID	Units Upon Completion

Funding Sources:	
CDBG	..... \$120,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$120,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3
Consolidated Plan Listing of Projects

Applicant’s Name Town of Blacksburg

Priority Need
High

Project Title
Planning

Project Description
Support of neighborhood planning services in LMI areas and to support services needed to redevelop blighted areas.

Location
LMI Neighborhoods

Objective Number M	Project ID 12
HUD Matrix Code 20	CDBG Citation Planning
Type of Recipient Municipal	CDBG National Objective
Start Date (mm/dd/yyyy) 07/01/04	Completion Date (mm/dd/yyyy) 06/30/05
Performance Indicator	Annual Units
Local ID	Units Upon Completion

Funding Sources:	
CDBG	\$30,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$30,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

APPENDIX E

SF 424 Application for Federal Assistance

APPLICATION FOR FEDERAL ASSISTANCE

1. Type of Submission <i>Application</i> <i>Preapplication</i> <input type="checkbox"/> Construction <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction <input type="checkbox"/> Non-Construction		2. Date Submitted (mm/dd/yyyy) 06/09/04	Applicant Identifier
		3. Date Received by State (mm/dd/yyyy)	State Applicant Identifier
		4. Date Received by Federal Agency (mm/dd/yyyy)	Federal Identifier
5. APPLICANT INFORMATION			
Legal Name: Town of Blacksburg		Organizational Unit: Local Government	
Address (give city, county, state, and zip code): Town of Blacksburg, Montgomery County Virginia 24062-9003		Name and telephone number of the person to be contacted on matters involving this application (give area code) Darren Coffey 540-951-4336	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): <div style="border: 1px solid black; padding: 2px; display: inline-block;"> <div style="border: 1px solid black; padding: 2px; display: inline-block;">5</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">4</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">—</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">6</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">0</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">0</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">1</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">1</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">4</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">6</div> </div>		7. TYPE OF APPLICANT: <i>(enter appropriate letter in box)</i> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 10px;">C</div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%;"> A. State B. County C. Municipal D. Township E. Interstate F. Intermunicipal G. Special District H. Independent School Dist. </div> <div style="width: 45%;"> I. State Controlled Institution of Higher Learning J. Private University K. Indian Tribe L. Individual M. Profit Organization N. Nonprofit O. Public Housing Agency P. Other (Specify) </div> </div>	
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es): <div style="border: 1px solid black; width: 20px; height: 20px; display: inline-block; margin: 0 5px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; display: inline-block; margin: 0 5px;"></div> A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration Other (specify): _____		9. NAME OF FEDERAL AGENCY: Housing and Urban Development	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: (xx-yyy) <div style="border: 1px solid black; width: 20px; height: 20px; display: inline-block; margin: 0 5px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; display: inline-block; margin: 0 5px;"></div> • <div style="border: 1px solid black; width: 20px; height: 20px; display: inline-block; margin: 0 5px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; display: inline-block; margin: 0 5px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; display: inline-block; margin: 0 5px;"></div> TITLE: _____		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Consolidated Plan	
12. AREAS AFFECTED BY PROJECT (cities, counties, states, etc.): Town of Blacksburg			
13. PROPOSED PROJECT:		14. CONGRESSIONAL DISTRICTS OF:	
Start Date (mm/dd/yyyy) 07/01/04	Ending Date (mm/dd/yyyy) 06/30/09	a. Applicant 9th	b. Project 9th
15. ESTIMATED FUNDING: <div style="border: 1px solid black; padding: 10px; height: 150px; display: flex; align-items: center; justify-content: center;"> Complete form HUD-424-M, Funding Matrix </div>		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. YES. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON: DATE (mm/dd/yyyy) _____ b. NO. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E.O. 12372 OR <input type="checkbox"/> PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW 17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes," attach an explanation. <input checked="" type="checkbox"/> No	
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Typed Name of Authorized Representative Gary A. Huff		b. Title Town Manager	c. Telephone number (Include Area Code) 540-961-1130
d. Signature of Authorized Representative		e. Date Signed (mm/dd/yyyy)	

APPENDIX F

CERTIFICATIONS

LOCAL GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

- (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- 7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

- 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- 3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2005, 2006, 2007 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies. (This is the information to which jurisdictions certify).
4. For grantees who are individuals, Alternate II applies. (Not applicable jurisdictions.)
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Town of Blacksburg, 300 South Main Street, Blacksburg, Montgomery County, VA, 24060

Check X if there are workplaces on file that are not identified here; The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

9. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C.812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).